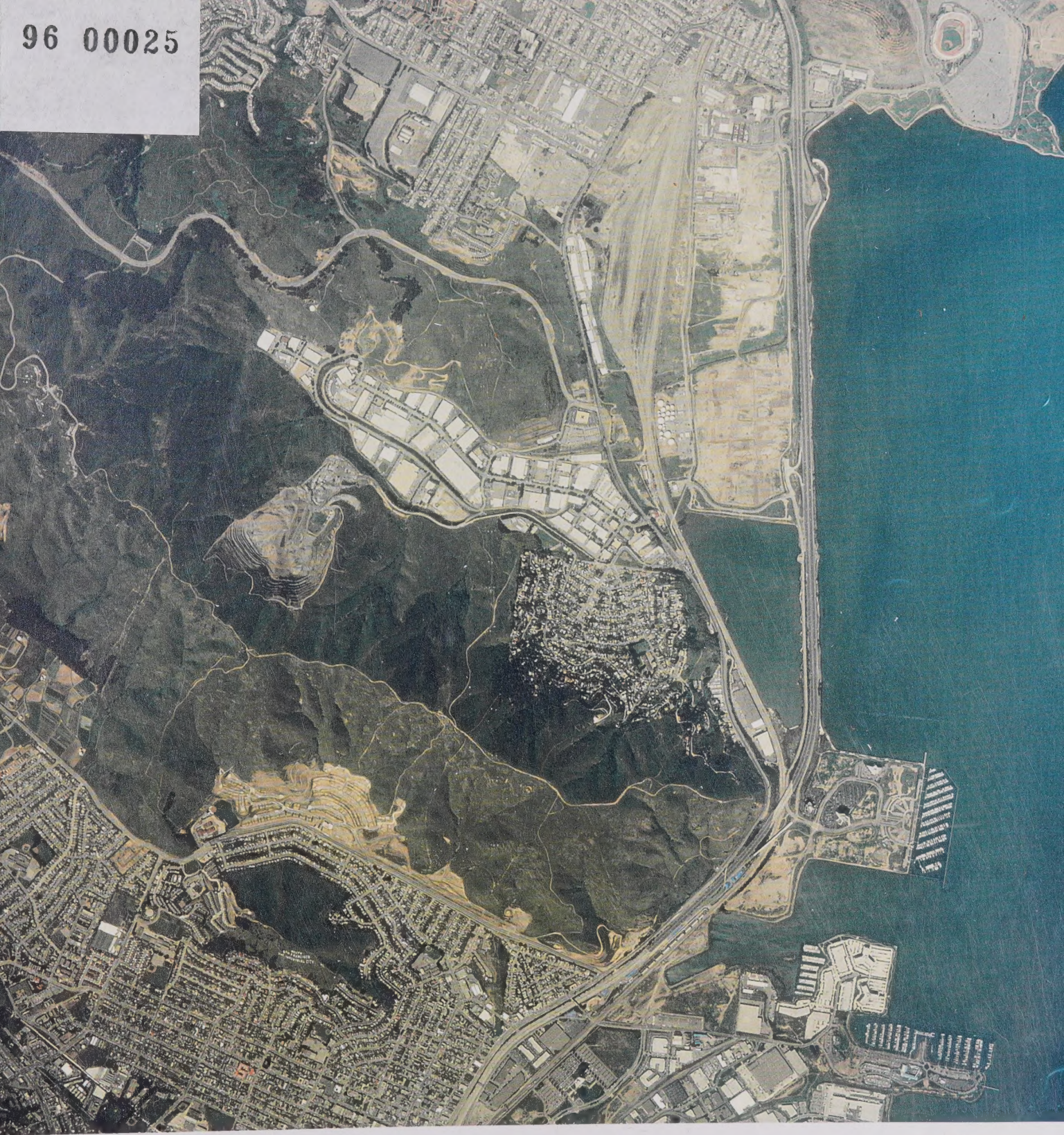


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# THE 1994 GENERAL PLAN

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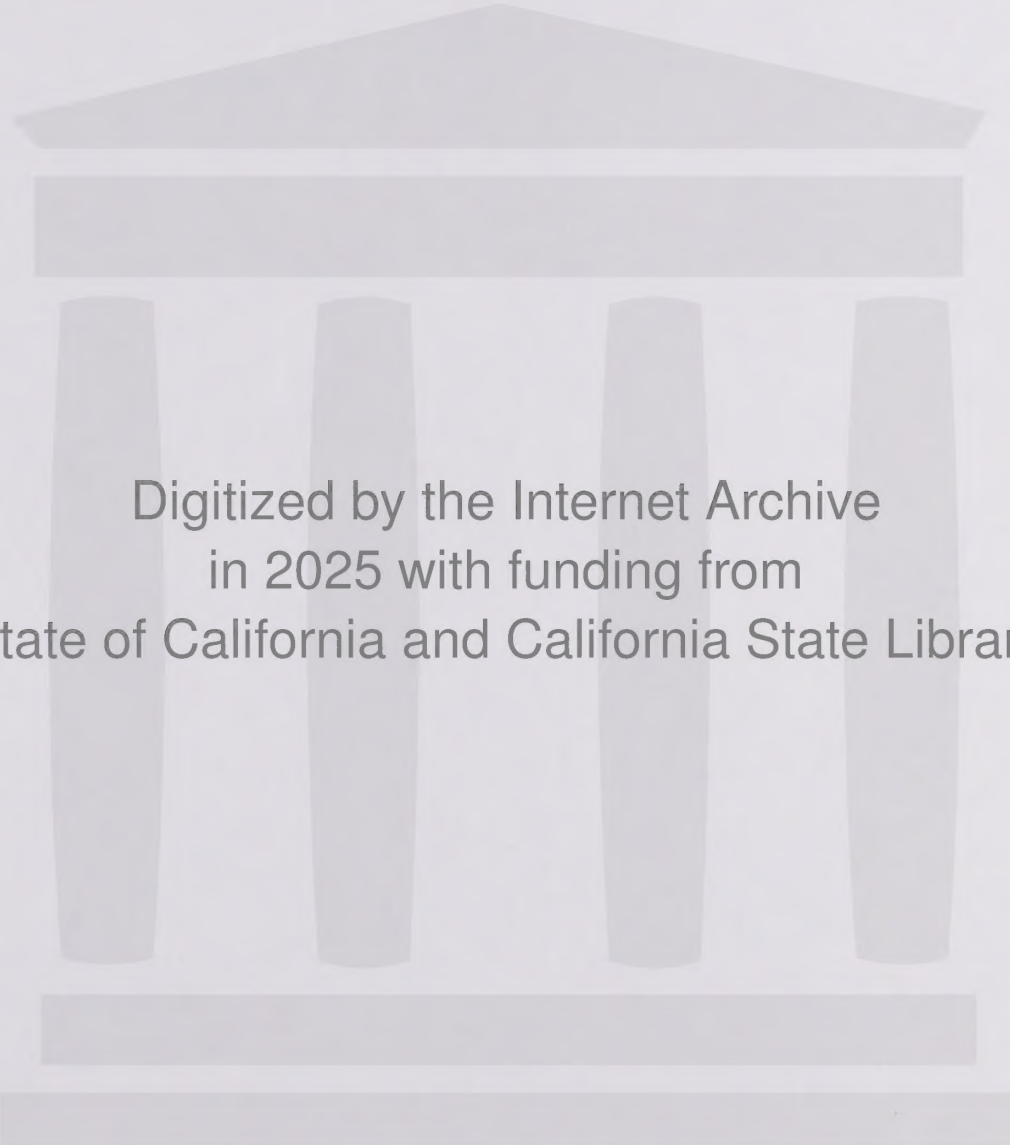
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UNIVERSITY OF CALIFORNIA

## CITY OF BRISBANE

ADOPTED BY THE BRISBANE CITY COUNCIL  
RESOLUTION 94-24, JUNE 21, 1994





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1994 GENERAL PLAN

TABLE OF CONTENTS

Page

Chapter I: INTRODUCTION

I.1	The General Plan Strategy	2
I.2	Contents of a General Plan	18
I.3	Overall Goals of the 1994 General Plan	21

CITY OF BRISBANE

Chapter II: THE PLANNING AREA

1994

II.1	Regional Context	23
II.2	Development Sector	28

GENERAL PLAN

Chapter III: COMMUNITY CHARACTER

III.1	Area Specific Information	33
III.2	Community Character	40

Chapter IV: LOCAL ECONOMIC DEVELOPMENT

IV.1	Local Economic Overview	47
IV.2	The City's Tax Base and General Fund Revenues	48
IV.3	Employment Opportunities	59
IV.4	Entrepreneurship and Minority Business	61

June 1994

Chapter V: LAND USE

V.1	History of Land Use and Subdivision	67
V.2	The 1994 General Plan Land Use Map and Land Use Designations	93
V.3	Density and Intensity Standards	68
V.4	Land Use Alternatives	70
V.5	Land Use Policies	81

Chapter VI: TRANSPORTATION AND CIRCULATION

VI.1	Traffic Flow, Convenience and Access	95
VI.2	Traffic Safety	100
VI.3	Transit and Transportation Management	102
VI.4	Parking	103
VI.5	Bicycles	104
VI.6	Pedestrians	105
VI.7	Open Space and Land Use	109





# 1994 GENERAL PLAN

## TABLE OF CONTENTS

	<u>Page</u>
<b>Chapter I: <u>INTRODUCTION</u></b> .....	1
I.1 The General Plan Process .....	2
I.2 Contents of a General Plan .....	18
I.3 Overall Goals of the 1994 General Plan .....	21
<b>Chapter II: <u>THE PLANNING AREA</u></b> .....	24
II.1 Physical Setting .....	25
II.2 Demographic Setting .....	35
<b>Chapter III: <u>COMMUNITY CHARACTER</u></b> .....	38
III.1 San Bruno Mountain .....	39
III.2 Volunteer Community Service & City Government .....	40
<b>Chapter IV: <u>LOCAL ECONOMIC DEVELOPMENT</u></b> .....	46
IV.1 Brief Economic Overview .....	47
IV.2 The City's Tax Base and General Fund Revenues .....	48
IV.3 Employment Opportunities .....	50
IV.4 Environment and Natural Resources .....	51
<b>Chapter V: <u>LAND USE</u></b> .....	54
V.1 History of Land Use and Subdivision .....	56
V.2 The 1994 General Plan Land Use Map and Land Use Designations .....	60
V.3 Density and Intensity Standards .....	68
V.4 Land Use Alternatives .....	70
V.5 Land Use Policies .....	81
<b>Chapter VI: <u>TRANSPORTATION AND CIRCULATION</u></b> .....	92
VI.1 Traffic Flow, Convenience and Access .....	98
VI.2 Traffic Safety .....	100
VI.3 Transit and Transportation Management .....	102
VI.4 Parking .....	103
VI.5 Bicycles .....	104
VI.6 Pedestrians .....	105
VI.7 Circulation and Land Use .....	106





<b>Chapter VII: <u>OPEN SPACE</u></b>	<b>110</b>
VII.1 Existing Parks, Aquatic Areas and Open Space Resources	111
VII.2 Open Space, Aquatic Areas and the Natural Environment	115
VII.3 Future Parks and Open Space Resources	117
VII.4 The Open Space Plan	118
<b>Chapter VIII: <u>RECREATION &amp; COMMUNITY SERVICES</u></b>	<b>125</b>
VIII.1 Recreation/Educational Facilities	126
VIII.2 Recreational & Community Programs	130
VIII.3 Special Needs	133
<b>Chapter IX: <u>CONSERVATION</u></b>	<b>138</b>
IX.1 Biological Resources	139
IX.2 Soils	149
IX.3 Water Resources	150
IX.4 Mineral Resources	155
IX.5 Cultural Resources	157
IX.6 Domestic Water	159
IX.7 Energy	159
IX.8 Solid Waste	160
<b>Chapter X: <u>COMMUNITY HEALTH AND SAFETY</u></b>	<b>163</b>
X.1 Emergency Preparedness	166
X.2 Seismic Safety	167
X.3 Slope Stability	169
X.4 Flood Hazard	176
X.5 Fire Hazard	179
X.6 Personal and Property Safety	183
X.7 Hazardous Materials	185
X.8 Land Contamination and Remediation	187
X.9 Noise	192
X.10 Air Quality	198
X.11 Water Supply and Quality	203
X.12 Sanitary Sewer and Storm Drains	204
<b>Chapter XI: <u>HOUSING</u></b>	<b>210</b>
<b>Chapter XII: <u>SUBAREA POLICIES</u></b>	<b>221</b>
<b>Chapter XIII: <u>ADOPTION</u></b>	<b>245</b>





## **APPENDIXES**

- Appendix I:      Subject Index
- Appendix II:     Matrix of Policies and Programs by General Plan Elements
- Appendix III:   Matrix of General Plan Chapters and Technical Background  
Reports by Government Code Requirements for General Plans
- Appendix IV:    Incorporation and Identification of Background Reports
- Appendix V:     Open Space and Aquatic Resource Land Use Designations and  
Policies by Subarea
- Appendix VI:    Index to Open Space Resources as defined by Government Code  
65560(b)(1)-(4)
- Appendix VII:   Glossary of Terms











## CHAPTER I

# INTRODUCTION

*The General Plan Process*

*Contents of a General Plan*

*Overall Goals of the 1994  
Brisbane General Plan*



## INTRODUCTION

<u>Chapter Index</u>	<u>Page</u>
The General Plan Process .....	2
Issues Identification Survey .....	3
Existing Conditions Reports.....	3
Bibliography, Technical Background Reports.....	4
Public Meetings .....	7
Have Your Say Day .....	15
General Plan Alternatives Survey .....	15
Contents of a General Plan .....	18
Overall Goals of the 1994 General Plan .....	21





## CHAPTER I

### INTRODUCTION

#### I.1 THE GENERAL PLAN PROCESS

A community's General Plan is the foundation upon which all land use decisions are based. It is also an expression of community values.

Brisbane last adopted a comprehensive General Plan in early 1980. Since that time, many changes have occurred that have affected the community: The City Limits expanded with the annexation in 1983 of Crocker Park and the Northeast Ridge; Brisbane's Sphere of Influence was revised by San Mateo County's Local Agency Formation Commission (LAFCO) in 1992 to coincide with the portions of Owl and Buckeye Canyons purchased by the State and with the above-mentioned annexations; the San Bruno Mountain Area Habitat Conservation Plan, which guides development of San Bruno Mountain, was completed in 1983; Brisbane experienced development of the Marina and Koll Center Sierra Point; the Cozy Cove Motel was demolished; development of 579 residential units was approved for the Northeast Ridge; and the ownership of vast tracts of land in the Baylands was transferred from Southern Pacific Transportation Company to Tuntex Properties, Inc. (Brisbane).

Awareness of public safety and the importance of the environment has increased, as the community experienced the torrential rains in 1981-1982 and 1986, the subsequent lengthy drought, the earthquake of 1989 and the catastrophic fires in the Oakland hills in 1991. The 1990 U.S. Census indicates that the demographics of the community have changed over the past decade as well. This General Plan update affords the community the opportunity to consider these changes, and to use this knowledge and experience to plan for Brisbane's future.

The process of updating the General Plan has been underway for several years as the City gathered information on existing conditions. The 1988 Brisbane Traffic Management and Capacity Study, noise surveys, geological studies of the effects of the rain storms on slope stability, sewer studies, pavement analysis, studies of water capacity and conditions, mapping of environmental constraints and natural resources, studies of channel depth and shoreline erosion in the Bay, a childcare needs assessment questionnaire and identification of post 1989 earthquake unsafe structures are among the studies completed. This research laid the groundwork for the preparation of the background reports on existing conditions in Brisbane listed in the Bibliography and referenced throughout this document, which provide the factual basis for the policies set forth in this 1994 General Plan.

In the summer of 1991, the City Council adopted a comprehensive work program for the update of the General Plan and set a timeline for its completion. A rigorous schedule and work program was adopted that was designed to bring together extensive public





participation and thorough up-to-date factual research so that the community could make informed decisions about the forthcoming ten years. The following brief history of the General Plan process since the summer of 1991 describes how, through the gathering and disseminating of background information and through the input and involvement of hundreds of community members, the 1994 Brisbane General Plan was created.

### **Issues Identification Survey**

On August 12, 1991, the City Council authorized a voter questionnaire to identify the planning issues important to Brisbane's future. The Council's decision to prepare this survey, the first in a series of opportunities for public participation for Brisbane residents and businesses, was announced in an article in the September 1991 edition of the *Brisbane Star*, along with an overview of the General Plan update process. Throughout the fall of 1991, a City Council subcommittee of Councilmembers Clara A. Johnson and Lee J Panza worked on the issues identification questionnaire with the help of Professor Richard LeGates of San Francisco State University and the staff of the Public Research Institute. The questionnaire was an item on the public meeting agenda of the City Council on October 15, 21 and 28, and December 9 and 16, 1991. The December 1991 edition of the *Brisbane Star* informed voters that they would be receiving an issues identification questionnaire in the mail within a few months.

On April 2, 1992, Councilmember Richard B. Kerwin, Mayor of Brisbane, sent a letter to Brisbane residents stating that the issues identification questionnaire was soon to be distributed and stressing the importance of citizen input early in the General Plan update process. Distribution of the questionnaire was also announced in the April 1992 edition of the *Brisbane Star*. On April 8, 1992, the questionnaire was mailed to all registered voters in Brisbane, to be returned by April 27, 1992. A follow-up reminder was distributed shortly thereafter, and a sign was posted on the signboard near the entrance to town urging voters to return their surveys and let their voices be heard.

A high percentage of surveys--30% or 537 questionnaires--were returned. The results were published, summarized in the June 1992 edition of the *Brisbane Star*, and made available to the public prior to "Have Your Say Day" (discussed below). This survey served to provide valuable information in developing the policies found in this 1994 General Plan.

### **Existing Conditions Reports**

During the fall of 1991, while the issues identification survey was being drafted, the City also worked on a comprehensive set of background reports to document existing conditions in Brisbane and form the factual basis for decision-making. As each background report was completed, it was made available for public review at the Public Library, City Hall annex and Fire Station. In addition, members of the public could purchase any background report for a minimal fee to cover the cost of printing or obtain a summary at no cost. Most reports were available to the public by late spring of 1992 to



facilitate public input at "Have Your Say Day," held on May 30, 1992. What follows is a complete bibliography of these background reports, along with each report's author, completion date and reference code. These background reports are incorporated by reference into this document and cited throughout. Each report was reviewed in August 1993 and March 1994, and updated by means of an addendum where appropriate.<sup>(1)</sup> The addenda were made available for public review in the same manner as the background reports.

## BIBLIOGRAPHY

### TECHNICAL BACKGROUND REPORTS

#### Commercial and Industrial Land Use

LU-1	Bayshore Blvd. Survey	City of Brisbane	April 1992
LU-2	Brisbane Village Survey	City of Brisbane	June 1992
LU-3	Crocker Park Survey	City of Brisbane	March 1992
LU-4	Industrial Way Survey	City of Brisbane	April 1992
LU-5	Sierra Point Survey	City of Brisbane	Sept. 1992
LU-6	Tunnel Avenue Survey	City of Brisbane	June 1992
LU-7	Visitation & San Bruno Ave. Survey	City of Brisbane	May 1992

#### Safety

SA-1	Safety Element Background Report	City of Brisbane	April 1992
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#### Noise

NO-1	Background Report for Noise Element	Charles M. Salter & Associates	March 1992
NO-2	Noise Exposure Contours for the Ten Year Projected Traffic	Charles M. Salter Associates	Nov. 1993

#### Open Space

OS-1	Existing and Potential Parks, Recreation, Historic & Cultural Resources	City of Brisbane	April 1992
OS-2	Preserving Open Space	City of Brisbane	June 1993
OS-3	Background Report on Trails	City of Brisbane	June 1993

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## Transportation and Circulation

TR-1	Transportation Modes, Carriers & Routes	Fehr & Peers Assoc.	April 1992
TR-2	Streets & Highways	Fehr & Peers Assoc.	May 1992
TR-3	Bicycle Routes	Fehr & Peers Assoc.	April 1992
TR-4	Parking	Fehr & Peers Assoc.	May 1992
TR-5	Airport Access & Ground Transportation	Fehr & Peers Assoc.	April 1992
TR-6	Waterways	Fehr & Peers Assoc.	April 1992
TR-7	Pedestrian Access	Fehr & Peers Assoc.	April 1992
TR-8	Brisbane Traffic Management And Capacity Study Update	Wilbur Smith Assoc.	April 1993

## Utilities

UT-1	Storm Drain Infrastructure	Willdan Assoc.	March 1993
UT-2	Sewer System Report	Willdan Assoc.	Oct. 1992 (updated Dec. 1992)
UT-3	Water Report	Willdan Assoc.	Oct. 1992 (updated Dec. 1992)
UT-4	Utilities Background Report and Franchise Agreements: Electricity & Natural Gas Fuel Storage & Distribution Telecommunications Solid Waste and Recyclable Materials Collection	City of Brisbane	March 1994

## Natural Resources and Hazards

NR-1	Natural Resources and Natural & Man-made Hazards Physical Setting Geologic Setting Biology, Water Resources Cultural Resources Hazards	Thomas Reid Assoc.	May 1992
NR-2	Air Quality	City of Brisbane	May 1992

## General Plan Issues

GP-1	Have Your Say Day Transcript	City of Brisbane	May 1992
GP-2	Background Report on the 1990 U.S. Census	City of Brisbane	June 1992
GP-3	1990 Census Printouts	ABAG	Nov. 1992
GP-4	General Plan Survey Results	Public Research Inst.	May 1992
GP-5	General Plan Survey Transcript	Public Research Inst.	June 1992
GP-6	Additional Comments for	Public Research Inst.	July 1992





GP-7	General Plan Survey Transcript General Plan Issues Responses by 8th Graders	City of Brisbane	June 1992
GP-8	Brisbane Environmental Education Program (6th Grade Students)	City of Brisbane	June 1992
GP-9	Survey of Brisbane Voters on General Plan Options Volume 1- Principal Findings Volume 2- Cross Tabulations Volume 3- Open-ended Comments Volume 4- Methods & Documentation Volume 5- Business Report	Public Research Inst.	March 1993

### Environmental Impact Report

EIR-1	Phase I: Environmental Setting	Thomas Reid Assoc.	June 1993
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### Economics

EC-1	Market Analysis Summary	City of Brisbane	Nov. 1993
EC-2	Comprehensive Annual Financial Report, Fiscal Year Ending June 30, 1992	City of Brisbane	Nov. 1992
EC-3	Economic Analysis of Prototype Land Use Development for the Brisbane General Plan Update	Economic & Planning Systems, Inc.	Nov. 1993

### History

HI-1	<i>A Spirit of Independence</i> A History of Brisbane Before Incorporation	Oral History Assoc., Inc.	1986
HI-2	<i>Brisbane City of Stars</i> The First 25 Years	Oral History Assoc., Inc.	1989
HI-3	<i>Born of Fire</i> In Praise of Brisbane	MTK & City of Brisbane Volunteers	1992



## Public Meetings

Throughout the process of creating the 1994 General Plan, Brisbane's City Council, Planning Commission, and Parks, Beaches and Recreation Commission held numerous public meetings in which data collection and the background reports listed above, the public participation process itself, and General Plan policies were discussed. There were study sessions, informational presentations and public hearings, which provided opportunities for public participation. The following is a list of agenda items pertaining to the General Plan update from August 1991 to the adoption of the Plan.

### CITY COUNCIL

<u>Meeting Date</u>	<u>Agenda Item</u>
August 12, 1991	Agreement with San Francisco State University and the Public Research Institute (PRI) for the development of a survey designed to identify issues important to the future of the City
September 16, 1991	Request for extension of the 1980 General Plan from OPR in order to complete the update of the General Plan
October 15, 1991	Review of the issues identification questionnaire (2)
October 21, 1991	Review of the issues identification questionnaire
October 28, 1991	Review of the issues identification questionnaire
November 25, 1991	Agreement with Willdan Associates for preparation of technical background reports for the update of the General Plan
December 9, 1991	Issues identification questionnaire update
December 16, 1991	Agreement with Thomas Reid Associates for preparation of technical background reports for the update of the General Plan
	Review of the issues identification questionnaire with authorization for subcommittee to finalize pre-test
January 27, 1992	Agreement with Charles M. Salter Assoc. for preparation of technical background reports for update of the General Plan
March 9, 17 & 30, 1992	Joint meetings with Planning Commission; discussion of Phase I of the General Plan process, existing conditions and review of 1980 General Plan policies





March 23, 1992	Joint meeting with Parks, Beaches and Recreation Commission; discussion of existing conditions reports on Open Space Resources; establish a program to develop an open space plan for the update of the General Plan
April 27, 1992	Amendment to agreement with Thomas Reid Assoc. for additional mapping services  Council direction to consider the 1990-1995 Housing Element with the General Plan Update.
May 11, 1992	Authorization of supplemental funds for citizen participation ("Have Your Say Day") for the update of the General Plan
June 29, 1992	Amendment to agreement with San Francisco State regarding issues identification questionnaire
July 27, 1992	Update on the General Plan work program
August 24, 1992	Discussion regarding contract with Thomas Reid Assoc. for preparation of General Plan EIR
August 29, 1992	Study session, discussion of feasible alternatives for the update of the General Plan
August 31, 1992	Approve contract with Thomas Reid Assoc. for preparation of the General Plan EIR
Sept. 22 & 29, 1992	Work sessions to examine feasible land use alternatives for the update of the General Plan
October 15, 1992	Request to OPR for additional extension of the 1980 General Plan in order to update the General Plan  Agreement with Douglas Donaldson for project management services for the General Plan EIR
December 14, 1992	Agreement with PRI for developing and administering a survey of voters regarding General Plan alternatives (3)
January 11&12, 1993	Review and comment on draft General Plan alternatives questionnaire for residents and businesses
March 22, 1993	Report on General Plan alternatives survey results
April 26, 1993	The General Plan survey subcommittee was renamed the General Plan Update subcommittee and instructed to review General Plan land use alternatives and return to the Council with recommendations for analysis



June 14, 1993	Adoption of General Plan land use alternatives following review and comment by the Council and members of the public
August 9, 1993	Amendment to contract with Thomas Reid Associates regarding additional services for General Plan EIR
	Agreement with Wilbur Smith Associates regarding traffic analysis for General Plan EIR
	Appropriation of supplemental funds for General Plan update
Sept. 13, 1993	Transmittal of work program and calendar for review and adoption of General Plan
	Agreement with Charles M. Salter Associates regarding noise projections for General Plan EIR
October 4, 1993	Review and discuss Chapters I-IV and XI of the Draft 1994 General Plan
October 18, 1993	Review and discuss Chapter IX of the Draft 1994 General Plan
October 25, 1993	Review and discuss Chapter X of the Draft 1994 General Plan
Nov. 8, 1993	Consider a revised calendar for review and adoption of the General Plan and EIR
Nov. 29, 1993	Review and discuss Chapter X of the Draft 1994 General Plan
	Consider the General Plan review process calendar
Dec. 6, 1993	Review and discuss Chapter X of the Draft 1994 General Plan
Dec. 7, 1993	Review and discuss Chapters VIII and X of the Draft 1994 General Plan
Dec. 13, 1993	Review and discuss Chapter VIII of the Draft 1994 General Plan
Dec. 14, 1993	Review and discuss Chapter VI of the Draft 1994 General Plan
Dec. 20, 1993	Review and discuss Chapter VI of the Draft 1994 General Plan





January 4, 1994	Review and discuss Chapter VII of the Draft 1994 General Plan
January 18, 1994	Review and discuss Chapters V and VII of the Draft 1994 General Plan
Feb. 7, 1994	Review and discuss Chapter V of the Draft 1994 General Plan
	Discuss calendar for General Plan review
Feb. 15, 1994	Review and discuss Chapter V of the Draft 1994 General Plan
Feb. 28, 1994	Confirm General Plan calendar
March 5, 1994	Review and discuss Chapter V of the Draft 1994 General Plan
March 7, 1994	Review and discuss Chapter XII of the Draft 1994 General Plan
March 15, 1994	Review and discuss Chapter XII of the Draft 1994 General Plan
March 21, 1994	Review and discuss Chapter XII of the Draft 1994 General Plan
	Staff report on General Plan review calendar
March 22, 1994	Review and discuss Chapter XII of the Draft 1994 General Plan
April 5, 1994	Consider Land Use Alternatives and Level of Service Standards
April 12, 1994	Review and discuss General Plan land use alternatives and traffic level of service.
April 16, 1994	Review and discuss General Plan land use alternatives and traffic level of service
	Consider final draft of General Plan and agency comments
April 18, 1994	Consider final draft of General Plan and agency comments
May 23, 1994	Amendment to the contract with Thomas Reid Associates for additional services in preparation of the General Plan EIR.
	Amendment to contract with Wilbur Smith Associates for additional services in preparation of the General Plan EIR.
May 31, 1994	Public Hearing to consider certification of EIR and adoption of 1994 General Plan.



June 5, 1994	Continued Public Hearing to consider certification of EIR and adoption of 1994 General Plan.
June 21, 1994	Continued Public Hearing. Adoption of Resolutions 94-22, 94-23, 94-24 certifying the EIR and adopting the 1994 General Plan.

### PLANNING COMMISSION

<u>Meeting Date</u>	<u>Agenda Item</u>
October 7, 1991	Status report on request to OPR for time extension of 1980 General Plan in order to update the General Plan  Status report on issues identification questionnaire
October 16, 1991	Study session with Parks, Beaches and Recreation Commission regarding data collection (mapping) of existing and planned facilities for the General Plan update
December 11, 1991	Joint meeting with Parks, Beaches and Recreation Commission; discussion of issues relating to open space and recreation facilities for the General Plan update
February 18, 1992	Presentation by City Manager on the General Plan
March 2, 1992	Review of 1980 General Plan policies
March 9, 17 & 30, 1992	Joint meetings with City Council; discussion of Phase I General Plan process, existing conditions and review of 1980 General Plan policies
April 6, 1992	Presentation on the status of existing conditions reports; discussion regarding informing the public of availability of reports
April 20, 1992	Discussion of policy development in response to Crocker Park Survey, Noise Element Background Report and Industrial Way Background Report
May 4, 1992	Discussion of policy development in response to Safety Element Background Report, Bayshore Blvd. Background Report, Parks, Recreation, Historic & Cultural Resources Background Report  Report on issues identification questionnaire response rate and "Have Your Say Day"





May 18, 1992	<p>Discussion of policy development in response to infrastructure technical reports: Transportation Modes, Carriers and Routes; Bicycle Routes; Waterways; Airport Access and Ground Transportation</p> <p>"Have Your Say Day" update</p>
June 1, 1992	<p>Lipman School 6th grade student presentation of a model of downtown Brisbane as they would like to see it in the future</p> <p>Discussion of policy development in response to: General Plan Survey results; General Plan Technical Studies; Infrastructure Technical Reports on Parking, and Streets and Highways; Air Quality Background Report; Visitacion and San Bruno Aves. Survey Report</p>
June 15, 1992	<p>Discussion of policy development in response to: General Plan Technical Studies; Infrastructure Technical Report - Pedestrian Access</p>
July 6, 1992	<p>Discussion of policy development in response to: Tunnel Ave. Survey Report; Brisbane Village Survey Report</p>
July 20, 1992	<p>Discussion of policy development in response to: Background Report on the 1990 U.S. Census; Report on Downtown Brisbane (Brisbane Environmental Education Program) and General Plan issues responses by Brisbane 8th graders; Transcript of Community Comments at "Have Your Say Day"</p>
February 16, 1993	<p>Update on General Plan alternatives survey</p>
September 21, 1992	<p>Discussion of policy development in response to Sierra Point Background Study</p> <p>Status report on General Plan update</p>
March 1, 1993	<p>Discussion of policy development in response to Water Background Report and Sewer System Background Report</p> <p>Status report on General Plan update</p>
April 5, 1993	<p>Staff report on General Plan alternatives survey reports, executive summaries: Brisbane voters and Brisbane businesses</p>



April 19, 1993	Discussion of policy development in response to Storm Drain Infrastructure Background Report
	Status report on General Plan update
June 7, 1993	Status report on General Plan update
July 6, 1993	Discussion of policy development in response to Preserving Open Space Background Report
July 19, 1993	General Plan update scoping session to obtain public comment on the issues to be examined in the General Plan EIR
	Discussion of policy development in response to Trails Background Report
Sept. 7, 1993	Staff report regarding General Plan meeting schedule
Sept. 20, 1993	Review and discuss Chapters I-IV and XI of the Draft 1994 General Plan
Sept. 28, 1993	Review and discuss Chapters VII and IX of the Draft 1994 General Plan
October 5, 1993	Review and discuss Chapters VI and X of the Draft 1994 General Plan
October 13, 1993	Review and discuss Chapters V, VI and VIII of the Draft 1994 General Plan
October 19, 1993	Review and discuss Chapters V and XII of the Draft 1994 General Plan
October 26, 1993	Review and discuss Chapters V and XII of the Draft 1994 General Plan
Nov. 1, 1993	Review and discuss Chapter XII of the Draft 1994 General Plan
Nov. 16, 1993	Consider standards of population densities and building intensities in the Draft 1994 General Plan
Dec. 8 1993	Consider standards of population densities and building intensities in the Draft 1994 General Plan
March 8, 1994	Oral comments on the Draft 1994 General Plan Draft EIR
May 10, 1994	Public Hearing to consider recommending to the City Council adoption of the 1994 General Plan and the 1990-97 Housing Element and certification of the EIR.





May 16, 1994                      Continued Public Hearing. Adoption of Resolution 94-3 recommending to the City Council adoption of the 1994 General Plan and the 1990-97 Housing Element and certification of the EIR.

### PARKS, BEACHES & RECREATION COMMISSION

<u>Meeting Date</u>	<u>Agenda Item</u>
October 16, 1991	Study session with Planning Commission on data collection (mapping) of existing and planned facilities for the General Plan update
December 11, 1991	Study session with Planning Commission on issues relating to open space and recreational facilities for the General Plan update
February 19, 1992	Report by City Manager on General Plan
March 23, 1992	Joint meeting with City Council; discussion of preparation of the General Plan update
April 1, 15 & 29, 1992	Work on open space principles for General Plan update
April 29, 1992	Presentation by Mayor Kerwin on "Have Your Say Day" process
May 6, 1992	Final review of open space and recreation principles to be presented to the Planning Commission
May 20, 1992	Update on "Have Your Say Day" and voter survey responses
June 3, 1992	Discussion of "Have Your Say Day"
June 16, 1993	Informational report on General Plan update
Sept. 1, 1993	General Plan update by staff
Sept. 15, 1993	Discussion and approval of recommendations regarding Draft 1994 General Plan, Chapter VII
Sept. 20, 1993	Discussion and approval of recommendations regarding Draft 1994 General Plan, Chapter VIII
October 6, 1993	Discussion and approval of recommendations regarding Draft 1994 General Plan, Chapter IX
Nov. 17, 1993	Staff report on General Plan timeline
March 2, 1994	Staff report on calendar for adoption of General Plan



## **Have Your Say Day**

On Saturday, May 30, 1992, the City hosted an all day town meeting called "Have Your Say Day." The meeting was a key component of the public participation process for the 1994 General Plan. Lunch and childcare were provided, and all Brisbane households, property owners, community groups and businesses were invited to come and share their views about Brisbane's next ten years.

In an effort to obtain the broadest possible community participation, in late April and early May 1992, the City sent special letters of invitation to "Have Your Say Day" to all Brisbane households, property owners, community groups and businesses. Registration forms were enclosed announcing the availability of pre-meeting informational materials. The event was announced in the April 1992 edition of the *Brisbane Star* and in flyers that were distributed throughout the City.

The results were rewarding. Over 200 community members participated in the event. Assisted by facilitators from the Peninsula Conflict Resolution Center's mediation program, ten groups of participants worked steadily throughout the day addressing five sets of challenging questions on the future of all subareas affected by the General Plan. The responses of each group were recorded on butcher paper and were compiled into a transcript of the meeting, which was published and made available to the public, as announced in the June 1992 edition of the *Brisbane Star*. The contents of the transcript served as valuable background information for the policies found in this document.

## **General Plan Alternatives Survey**

On September 22 and 26, 1992, the City Council held working sessions to consider the land use and policy alternatives that had been suggested at "Have Your Say Day," in the issues identification survey, and at public meetings throughout the General Plan process. During the discussions at these working sessions, it became clear that additional citizen input would be very helpful in focusing the Council on the most meaningful alternatives for the community. For several subareas, neither the previous voter survey, conducted in April 1992, nor the responses at "Have Your Say Day" provided a clear community consensus on land use. A survey instrument was needed that would give the public an opportunity to confirm the Council's perceptions of the suggestions made to date, aid the Council in refining its understanding of the community's priorities, and thereby allow the City to move forward with the analysis of alternative future land use scenarios required for the General Plan update. The survey would also be a means of further informing the public about the issues to be addressed in the General Plan.

A subcommittee of City Councilmembers Steven W. Waldo and Raymond C. Miller worked with Dr. Richard DeLeon, the Director of the Public Research Institute (PRI) of San Francisco State University, in developing a survey to obtain citizen input on





acceptable and unacceptable land use alternatives in those subareas where community consensus was not clear. It was determined that face-to-face interviews would be most effective because they would give residents an opportunity to consider complex concepts with the help of visual aids such as maps, displays and photographs, and would yield a higher response rate than mail surveys. A similar survey of all Brisbane businesses would also be conducted.

By late January 1993, the survey instrument was completed, and the PRI staff was ready to begin interviewing. On January 19, 1993, Mayor Lee J Panza sent a letter to all Brisbane voters announcing that PRI staff would be coming to their homes between February 5 and 22, 1993 to conduct confidential interviews in order to obtain critical citizen input regarding land use and development alternatives for the General Plan update. He urged all voters to participate in the survey and let their voices be heard in the development of goals and priorities for Brisbane's future.

PRI staff conducted the survey interviews between February 6 and 22, 1993. Interviewers attempted to personally contact all registered voters and all businesses in Brisbane. If a contact attempt was unsuccessful, the interviewer left a notice behind indicating that a contact attempt had been made and would be made again. Phone numbers were included on the notice to allow appointments to be scheduled at a more convenient time. Interviewers made up to three callback attempts on different days and at different times in an effort to contact and interview all eligible respondents. A sign on the board near the entrance to town urged all who had not yet responded to the survey to make a timely appointment for an interview. Special arrangements were made with the Harbor Master to conduct interviews at the Marina of those voters who lived there, and on February 19, 1993, a letter was sent to all Marina residents to urge them to take advantage of their final opportunity to participate in the survey.

These efforts yielded good results. The voter survey response rate was 50.2% (758 out of 1511 eligible voters)--about the same number of people who would normally vote in a municipal election. Of the remaining 49.8% of voters, 26.9% refused to be interviewed and 22.9% could not be contacted. The corresponding rates for the survey of businesses were: 48.9% completed interviews, 13.9% refusals and 37.2% not contacted. An article in the March 1993 edition of the *Brisbane Star* announced that the results of the surveys were being analyzed and would be presented at the March 22, 1993 City Council meeting and available for public review at the City Hall annex, the Library and the Fire Station.

On April 9, 1993, a copy of the Executive Summary of the results of both the voter and business surveys was mailed to every Brisbane voter. The Executive Summary was accompanied by a letter to the voters from Mayor Panza thanking everyone for their participation and informing them that the entire survey report was available for public review at City Hall and the Library. Mayor Panza urged community members to watch for notices of further public meetings to be held prior to the adoption of the General Plan and to stay informed and involved. The findings of the surveys were summarized in an





article in the June 1993 edition of the *Brisbane Star*, which again urged everyone to attend public meetings and stay involved in the General Plan process.

Subsequently, the City Council used the data compiled in the surveys, along with the information obtained from community members through the April 1992 voter survey and at "Have Your Say Day," to establish the land use alternatives that were analyzed for environmental impacts in the General Plan EIR.

This General Plan, which will guide Brisbane's future for the next ten years, is a product of the dynamic interaction between comprehensive factual research, on the one hand, and extensive public input, on the other. The policies in this document reflect the opinions and priorities expressed by hundreds of community members and extensive knowledge of Brisbane's environmental and demographic setting.

Once adopted, a General Plan does not remain static. State law permits up to four General Plan amendments per mandatory element per year (Government Code Section 65358b). Amendments may be made to the map or the text. Amendments may be initiated by the City or by a private citizen.

State law also provides direction on how cities can maintain the General Plan as a policy guide by preparing annual reports on the status of the Plan, its progress and its implementation.

The Brisbane 1994 General Plan is a ten year plan. This time frame was chosen because it represents a foreseeable future. The following policies establish the way the City will update and maintain the General Plan through the next ten years:

- Policy 1    The Technical Background Reports, which provide data for General Plan policy-making, shall be reviewed annually and updated as appropriate.**
- Policy 2    An annual report shall be submitted to the City Council reporting on the status of the General Plan and establishing the General Plan work program for the coming year.**
- Policy 3    The Brisbane General Plan shall be comprehensively reviewed by the year 2004 to determine to what extent conditions have changed and whether it is still in step with community values and conditions.**



## I.2 CONTENTS OF A GENERAL PLAN

State law (Government Code Sections 65300 et seq.) requires that the City adopt and maintain a comprehensive, long-term plan for the physical development of the City and of any land outside its boundaries which bears relation to its planning. The plan is to consist of a statement of development policies and a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals. The requirements in the State law regarding what the plan should contain are articulated in terms of "elements," each devoted to a specific planning issue.

There are seven required elements which must be consistent with each other with regard to data, assumptions, projections, standards and policies.

*Land Use Element.* This element designates the proposed distribution of land uses in the planning area in terms of location, population density and building intensity. It also shows areas that are subject to flooding.

*Circulation Element.* This element identifies the general location of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities. The circulation element is closely related to the land use element.

*Conservation Element.* This element addresses the conservation, development and use of natural resources, including water, forests, soils, waterways, wildlife and mineral deposits. Issues considered in this element include flood control, water and air quality, erosion and endangered species.

*Open Space Element.* This element addresses preserving open space for natural resources, managed resource production, outdoor recreation and public health and safety. It includes an inventory of all open space property, whether privately or publicly owned. Because of overlapping areas of concern, the Open Space Element is often combined with the Conservation and Land Use Element.

*Noise Element.* This element addresses noise problems within the community. It describes current and projected noise levels for roadways, railroads, airports, industrial plants and other major noise sources. It also contains implementation measures to help solve noise problems in the community.

*Safety Element.* This element sets forth policies and programs to protect the community from risks associated with seismic, geologic, flood, wildfire and other identified hazards.

*Housing Element.* This element consists of the identification and analysis of existing and projected housing needs of all economic segments of the community, as well as regional housing needs, and a statement of goals, policies, objectives and programs for the preservation, improvement and development of housing.





Because there are so many areas that overlap between the "elements," the 1994 Brisbane General Plan has combined six of these elements into a single document. The seventh element, Brisbane's Housing Element, remains separate and distinct from the others because of the requirements of State law, one of which is that it be updated next in 1997, a schedule that does not apply to the other elements. However, the policies from the Housing Element are included in this document for reference.

The format chosen for the 1994 Brisbane General Plan is designed to provide, in one place, the full compendium of policies necessary to support thoughtful, responsible decision-making by the City. Since many decisions that are made by City government must be considered for consistency with the General Plan, it serves elected and appointed officials and the public to have the maps and policies in a consolidated format that is easy to access and easy to use.

The following table illustrates the types of City actions which require consideration of General Plan policy:

TABLE 1

GENERAL PLAN CONSISTENCY REQUIREMENTS

<u>CONSISTENCY REQUIREMENTS</u>	<u>DECISIONS</u>
Actions which must be consistent with the General Plan	<ol style="list-style-type: none"> <li>1. Adoption of zoning ordinances and rezonings.</li> <li>2. Subdivisions (tentative and parcel maps).</li> <li>3. Reservation of land for public use within a subdivision.</li> <li>4. Acceptance or approval of open space easements.</li> <li>5. Development agreements between developers and local governments.</li> <li>6. Redevelopment plans.</li> <li>7. Housing projects undertaken by housing authorities.</li> <li>8. Parking facilities developed by public parking authorities.</li> <li>9. Creation of on-site wastewater disposal zones.</li> <li>10. Agricultural preserves established under the Williamson Act and the proposed alternate land use when the contract is canceled.</li> </ol>



11. Establishment or expansion of solid waste facilities.
12. Preparation of development plans for large-scale urban development projects.
13. Acceptance or approval of open space easements.

Actions which must be consistent with a particular element of the General Plan

1. Acquisition, disposal or regulation of open space land (Open Space Element).
2. Building permits (Open Space Element).
3. Subdivision map (Open Space Element).
4. Open space zoning ordinance (Open Space Element).
5. Dedication of land or payment of fees for park and recreational purposes as a condition of subdivision (Recreation Element).
6. Certain housing and housing programs for individuals with special needs (Housing Element).
7. Land use decisions affecting areas with minerals of regional or statewide significance (mineral resource management policies of the Conservation Element).

Actions where consistency with the General Plan must be considered

1. Proposed City, County and special district capital improvement projects, including land acquisition and disposal.
2. Preparation of an initial study under CEQA.
3. Approval of electrical transmission or distribution lines of municipal utility districts.
4. Preparation of specific plans.



### **I.3 OVERALL GOALS OF THE 1994 GENERAL PLAN**

Producing a comprehensive General Plan is a major undertaking for a City. It requires a tremendous commitment of resources, funds, staff, equipment, and time. It requires the active participation of the entire community and the intense involvement of elected and appointed officials, and staff.

The overall goal of the 1994 Brisbane General Plan is to generate a product worthy of the investment; to establish both a data base and a policy basis that can be updated and maintained over time and that becomes a comfortable, integral part of decision-making. The General Plan should accurately express the character, desires and needs of the community in the text and policies so that the people can say, "Yes, that is who we are," and, "Yes, that is who we want to be."

A goal of the 1994 Brisbane General Plan is to respond to the requirements of the State for General Plans, as set forth in the Government Code, so that it stands as legally sufficient and defensible. The Plan addresses the mandated elements of Government Code Section 65302 in the context of local conditions in Brisbane. Policies for the seven mandated elements are woven through a single-document, so that the plan is a comprehensive, integrated and internally consistent statement for the City.

The General Plan has been developed as a set of documents. The technical background reports, which supply the research and objective data upon which the plan policies are based, are published separately and incorporated by reference. A bibliography of these reports is found on Pages 4-6. Note that each report is given a reference code. These codes will appear in both the text and footnotes of the Plan as references are made to data in the reports. Information from the reports has been duplicated in the Plan text only when necessary. The Housing Element, because it has unique requirements and timelines (Government Code Sections 65580 et seq.), is also published separately. Policies from the Housing Element are included as a chapter in the Plan in order to retain a complete compendium of policies in a single document.

The Plan is organized in chapters, each devoted to a major issue or point of information. Chapter II describes the Planning Area. Chapter III is devoted to Community Character. Chapter IV discusses the City's history of economic development and looks to economic development in the next ten years. And Chapters V through XI provide information and policies on Land Use, Transportation and Circulation, Open Space, Recreation and Community Services, Conservation, Community Health and Safety and Housing. Chapter XII is devoted to policies specifically addressing the 13 geographical subareas of the City. Chapter XIII includes information on the adoption of the Plan and is followed by a series of Appendixes. The Appendixes include matrixes that correlate the contents of the Plan to the requirements of the Government Code and the policies and programs to the General Plan elements.





The General Plan is intended as an integrated document, yet the chapters are designed to stand alone, for they will be used independently. Some duplication in the content of policies is unavoidable in order to make each chapter complete and comprehensive. Graphic figures, photographs and captions, and other graphic devices are included to illustrate concepts presented.

The goals, policies and programs are the heart of the Plan. Following these directives, the City will chart its course over the next ten years. The terms "Goal," "Policy" and "Program," as used in the Plan, are defined below:

Goal: A general, overall and ultimate purpose, aim, or end toward which the City will direct effort.

Policy: A specific statement of principle or of guiding actions which implies clear commitment, but is not mandatory. A general direction that the City will follow in order to meet its goals by undertaking specific action programs.

Program: An action, activity, or strategy carried out in response to adopted policy.



## FOOTNOTES

1. Between August 1993 and March 1994, addenda to the following reports were prepared and made available for public review: SA-1, OS-1, OS-3, TR-1, TR-2, TR-3, TR-5, TR-7, UT-1, UT-2, UT-3, NR-1, NR-2, GP-2, and EC-1. In addition, the General Plan Environmental Impact Report Phase I: Environmental Setting, was republished in December 1993 as Volume I: Environmental Setting.
2. Numerous subcommittee meetings were held regarding the development and administration of the General Plan Issues Identification Survey. These meetings are not reflected on this list.
3. Numerous subcommittee meetings were held regarding the development and administration of the General Plan Alternatives Survey. These meetings are not reflected on this list.









## CHAPTER II

# THE PLANNING AREA

*Physical Setting*

*Demographic Setting*



## THE PLANNING AREA

### Chapter Index

#### Page

Physical Setting .....	25
Sierra Point .....	25
Southeast Bayshore .....	27
Southwest Bayshore .....	28
Brisbane Acres .....	28
Central Brisbane .....	29
Owl and Buckeye Canyons .....	30
The Quarry .....	30
Crocker Park .....	31
The Northeast Ridge .....	32
Northwest Bayshore .....	33
Northeast Bayshore .....	33
Baylands .....	34
Beatty .....	35
Demographic Setting .....	35
Housing and Income .....	35
Employment .....	36





## CHAPTER II

### THE PLANNING AREA

#### II.1 PHYSICAL SETTING

The City of Brisbane is located in northern San Mateo County, bordering the City and County of San Francisco to the north, the City of Daly City to the northwest, the City of South San Francisco to the southeast, and unincorporated lands of San Mateo County to the south and west.

The General Plan study area depicted in Figure II-A is made up of those lands which will be influenced by the updated General Plan and General Plan policies. The southern and western limit of the planning area is the ridgeline of San Bruno Mountain, which also contains the extreme upper slopes of the watersheds that define the planning area. The slopes of San Bruno Mountain not only provide the aesthetic setting for the City, but the geologic, hydrologic and biologic conditions on upper slopes constrain the development on lower slopes and valleys.

In Figure II-A the hatched area shows unincorporated lands; the cross-hatched area shows lands that are not within City boundaries but are within the City's Sphere of Influence. Brisbane's Sphere of Influence is determined by San Mateo County's Local Agency Formation Commission (LAFCO), which is made up of elected County and City officials and a public member. A Sphere of Influence boundary designates the ultimate service area of a city or a special district.

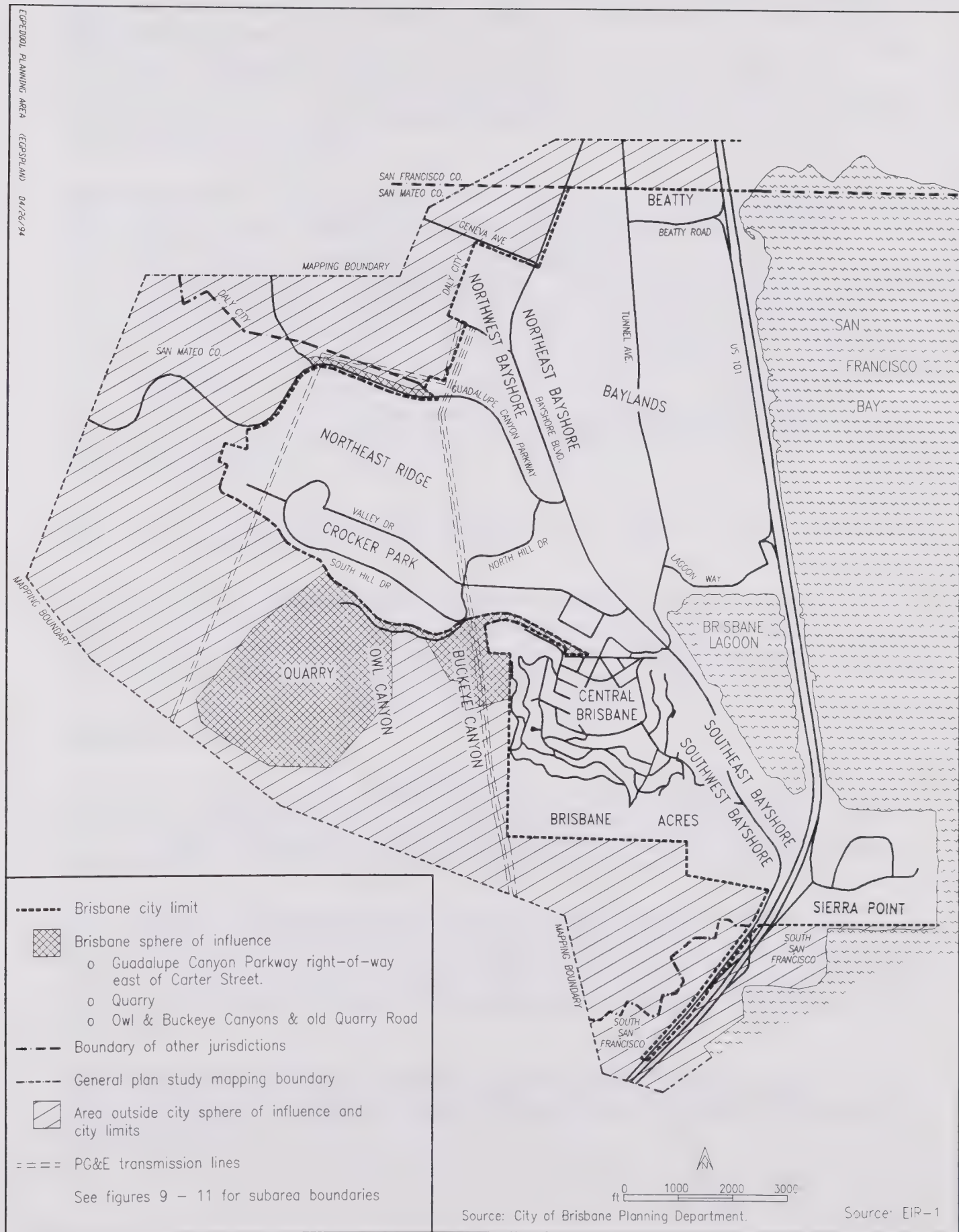
For the General Plan analysis, the planning area has been divided into 13 subareas, which are shown in Figure II-A. The subareas are: Sierra Point, Southeast Bayshore, Southwest Bayshore, the Brisbane Acres, Central Brisbane, Owl and Buckeye Canyons, the Quarry, Crocker Park, the Northeast Ridge, Northwest Bayshore, Northeast Bayshore, the Baylands and the Beatty Subarea.

#### Sierra Point

Across Highway 101 at the southern extreme of the City is Sierra Point, a peninsula with a 102 acre office park in Brisbane and a 30 acre municipal marina, which were constructed in the 1980s on an engineered sanitary landfill. Approximately 24 acres of the peninsula lie in South San Francisco. Methane gas and air and water quality monitoring is conducted on an ongoing basis. There are 13 parcels of land at Sierra Point. Three parcels are developed with office buildings, each with a unique contemporary architectural design. All improvements have been designed to address the requirements of landfill development, including the potential for liquefaction and intense ground-shaking during earthquakes. There is a theoretical potential for tsunami run-up on Sierra Point, although a wave of the magnitude necessary to affect the subarea has never been recorded, and the probability of such a wave is once every 200 years.



FIGURE II-A -- PLANNING AREA







Sierra Point's self-contained storm drainage system, major roads, landscaping and utility lines are all in place. Utility lines serving individual structures and associated site improvements are installed as each parcel is developed. The office park is privately owned, with most of the land held by a joint partnership. Development on Sierra Point is tied to Design Guidelines incorporated into the 1984 Development Agreement between the City of Brisbane and Sierra Point Associates One and Two. The subarea falls within the boundaries of Brisbane's Redevelopment Project Area No. 1.

The Brisbane Marina, owned and operated by the City and supported by berthing fees, contains a 567 berth harbor, a public fishing pier, a picnic area, two restroom buildings and the Harbormaster's building. Sierra Point's 100 foot wide shoreline band is regulated by the Bay Conservation and Development Commission (BCDC). Any improvements within this area must provide public access to and protection of the Bayfront. The City is currently applying to the BCDC for a dredging permit in order to maintain the depth of the Marina. Such maintenance dredging is required at approximately 15 year intervals. A landscaped trail along the shoreline, a par course and the picnic area at the southeast corner of the subarea, the fishing pier at the northeast corner and a yacht club at the Marina provide recreational facilities. Enjoyment of the facilities on Sierra Point is enhanced by scenic views of San Francisco, San Bruno Mountain and the surrounding Bay Area.

Traffic on Highway 101 generates a noise contour of CNEL 65 dB or more across Sierra Point within approximately 1500 feet of the freeway.<sup>(1)</sup>

Access to Highway 101 southbound from Sierra Point requires a drive north on Sierra Point Parkway to gain access to an on-ramp. There are currently few commercial services for users of the Marina and office buildings and no direct access to public transportation with the exception of a shuttle bus for use by employees of some of the businesses in the subarea.

### **Southeast Bayshore**

This subarea contains lands east of Bayshore Boulevard, west of the Southern Pacific Railroad tracks and south of Tunnel Avenue. The subarea is a business park primarily housing Van Waters and Rogers Corporation (VWR), which warehouses and distributes scientific supplies, including chemicals. VWR is one of the City's larger employers, with 180 employees.

Heavy landscaping along Bayshore Boulevard screens most of the structures in the business park. However, from Lagoon Way and Sierra Point Parkway, the rear of the buildings impact scenic views of San Bruno Mountain and the Lagoon. Traffic along Bayshore Boulevard, on Highway 101, and on the railroad tracks generates a noise contour of CNEL 65 dB or more across the entire subarea.

Susceptibility to seismically induced landslides ranges from low to moderate-to-high.<sup>(2)</sup> The portion of the subarea that is landfill is subject to liquefaction and very intense ground-shaking during earthquakes.<sup>(3)</sup>



## **Southwest Bayshore**

Southwest Bayshore is the hillside area west of Bayshore Boulevard and generally south of Old County Road, including the Bayshore Boulevard right-of-way extending toward South San Francisco. Most of the subarea consists of the unrecorded subdivision known as the "Highway Lots." It is developed with a mix of uses, including a 63 unit mobile home park, a liquid petroleum gas retail facility at the corner of Bayshore Boulevard and San Bruno Avenue, individual sales and service businesses under various private ownership, and single-family homes.

The sparsely developed, steeply sloped hillsides in the subarea are susceptible to landsliding and erosion, and present some risk of wildland fires. They are within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan and are subject to restrictions to protect endangered species' habitat. A portion of the subarea adjacent to Bayshore Boulevard has a moderate-to-high susceptibility to liquefaction during an earthquake.

The entire subarea is within the CNEL 65 dB noise contour generated by the traffic along Bayshore Boulevard. Traffic also generates litter along the roadway. Because of the shallow depth of the frontage of the lots fronting Bayshore Boulevard, access to the street and off-street parking are difficult to accommodate.

## **Brisbane Acres**

The Brisbane Acres are located immediately south and east of Central Brisbane on the steep upper slopes of San Bruno Mountain and along the east side of Central Brisbane approximately parallel to Bayshore Boulevard. During the 1930s, this subarea was divided into 112 numbered lots, which were subsequently sold to individual owners by metes and bounds descriptions. The subdivision was never recorded, and no streets or utilities were provided to service the area.

Approximately 20 of the original 112 lots have been developed and contain an estimated 50 dwelling units in 32 buildings. The development is confined to the lower elevations east of Central Brisbane and, to a lesser extent, to lots bordering on the uppermost streets of Central Brisbane. Access is provided via privately maintained accessways.

Today, most of the Brisbane Acres remain undeveloped, inaccessible, and without infrastructure. The terrain is very steep, with slopes well over 40% in much of the subarea. Intermittent streams are found in some canyons. Informal trails through the Brisbane Acres link Central Brisbane with the San Bruno Mountain State and County Park and provide recreational hiking opportunities and panoramic views of the Bay Area.

The Brisbane Acres include habitat for rare and endangered species, including three butterfly species, the Mission blue, San Bruno elfin and callippe silverspot (the Mission blue and San Bruno elfin are federally listed as endangered species, and the callippe silverspot has been proposed for listing), and plants such as Collinsia franciscana and Helianthella castenea. The Brisbane Acres lie within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan (HCP). The





HCP specifies that if the Brisbane Acres are developed, at least 40% of the area must be conserved as endangered species' habitat.

Several portions of the Brisbane Acres are considered high-to-extreme fire hazard areas due to steep slopes, wildland vegetation and inaccessibility. The soil in the Brisbane Acres is subject to slippage and a high-to-very-high-rate of erosion. While susceptibility to non-seismically induced landslides is generally low, two areas near Bayshore Boulevard are highly susceptible to such landslides. Susceptibility to seismically induced landslides is moderate for most of the subarea and high in roughly the same two areas near Bayshore Boulevard. Some portions of the subarea experienced debris flows during the 1982 fifty year storm. The eastern portion of the Brisbane Acres within 300 feet of Bayshore Boulevard is within a CNEL 65 dB noise contour generated by the traffic on the roadway. At the southeastern corner of the subarea, noise from Highway 101 generates noise contours of CNEL 65 dB or more within 1,400 feet of the freeway.

### **Central Brisbane**

Central Brisbane contains the primary residential area of the City. It also serves as the town center, with businesses along Visitacion and San Bruno Avenues, the Brisbane Village Shopping Center, access to the post office, a library, a community center and three churches. An elementary school, middle school and pre-school provide facilities such as playgrounds, playing fields, a gymnasium and indoor space for public meetings and events. Numerous protected heritage trees enhance the natural beauty of the subarea. Several mini-parks, walkways and natural canyons, some with intermittent streams, provide open space, pedestrian access and recreational opportunities for residents. A large triangular vacant parcel at the foot of Visitacion and San Bruno Avenues, which was the site of a deteriorated motel that was demolished in December 1986, is under construction as a community park.

This subarea rises from what was originally the shoreline of the Bay to more than halfway up the northeastern slope of San Bruno Mountain to an elevation of approximately 350-400 feet above sea level. Vacant parcels are scattered throughout.

Two intersections at Bayshore Boulevard provide access and egress for Central Brisbane: Old County Road and San Bruno Avenue. Within Central Brisbane, several streets are dead-ended. Bottlenecks due to narrow street width and on-street parking constrict traffic at numerous points throughout the area. This problem is particularly prevalent on the upper hillsides, where the streets' narrow widths, steep slopes and sharp curves make emergency vehicle access difficult and the homes interface with wildland vegetation.

Aging sewer lines in Central Brisbane present ongoing maintenance problems due to root intrusion, joint separation and sagged pipes. Joint separation in steep terrain is also reported for the storm drain system. Private sewer laterals that traverse private properties continue to present maintenance problems.

Soils in Central Brisbane are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. Susceptibility to non-seismically induced





landsliding in most of the subarea is low, increasing in steeper terrain. The subarea's susceptibility to seismically induced landsliding ranges from high in portions of the upper slopes to very low at the base of the bowl, with a larger area in the middle elevations where susceptibility to such landsliding is moderate. The base of the subarea is subject to liquefaction and intense ground-shaking during earthquakes.

Although residential areas, particularly on the hillsides, are generally quiet, noise contours of CNEL 65 dB within 250 feet of Bayshore Boulevard are generated by traffic on that roadway and affect the extreme northeastern corner of the subarea.

There are many existing zoning nonconformities, such as buildings that do not meet current setback or parking requirements and residential densities that do not comply with current zoning regulations. The great variety of building styles and site improvements contribute to the unique character of the area. Several of the commercial buildings downtown are deteriorated. Many are not used commercially.

### **Owl and Buckeye Canyons**

Directly west of the City Limits, between Central Brisbane and the Quarry, climbing up the face of San Bruno Mountain, are Owl and Buckeye Canyons. These canyons comprise areas of ecologically unique natural environment and provide habitat for two federally listed endangered butterfly species, the Mission blue and the San Bruno elfin, as well as the rare callippe silverspot butterfly and several species of rare plants. There is a Native American archaeological site in Buckeye Canyon. Springs have been observed in both canyons. Owl and Buckeye Canyons lie within the boundaries of the HCP and are permanently protected Conserved Habitat.

In 1989, the Wildlife Conservation Board, a division of the State Department of Fish and Game, purchased Owl and Buckeye Canyons from the owners of the adjacent Guadalupe Valley Quarry. Also included in the purchase were Quarry Road and approximately one acre of vacant land at the corner of San Francisco Avenue and Quarry Road.

The canyons contain informal trails for use by hikers. However, unauthorized use by off-road vehicles and traffic on utility company access easements have resulted in erosion in some areas. In addition, invasive plant species continue to threaten native species. There is a high risk of wildland fires in most areas in the canyons.

### **The Quarry**

The Guadalupe Valley Quarry is located in the jurisdiction of San Mateo County just outside of Brisbane's western City Limits, but within Brisbane's Sphere of Influence. It is adjacent to Crocker Park and Owl and Buckeye Canyons. It is currently operated by the American Rock and Asphalt Company and has been supplying rock and gravel for the Bay Area construction industry since 1895.



The Quarry property contains 144.5 acres that lie within the boundaries of the HCP and also within a State Designated Mineral Resources Area. Eighty acres are within the active mining area, while 60 acres are open space and habitat lands.

Activities that have been allowed under a San Mateo County Surface Mining Permit include blasting, drilling and excavating of rock, crushing and sorting of rock materials and the production of asphalt. The Quarry currently crushes and recycles previously used asphalt and concrete building materials. This activity is currently being considered in conjunction with the mining permit renewal application before the County of San Mateo. Rock production is estimated at about 600,000 tons per year with remaining rock resources estimated at about 5.8 million tons as of January 1992. It is estimated that approximately 240,000 tons of recycled materials are currently stored on the site for processing.

The Quarry maintains three sediment ponds inside the quarry work area that collect runoff from the upper quarry slopes and discharge into the GVMID storm drain system. Whether all runoff is channeled into the existing quarry sediment ponds or into the GVMID system is currently being evaluated in the Mining Permit EIR.

The Quarry property is relatively isolated from the rest of Brisbane and there are no nearby services. Access to the Quarry is currently limited to Quarry Road via South Hill Drive.

Quarrying operations generate dust and noise, and contribute to erosion and downstream siltation. Individual quarried benches are subject to collapse in severe storms or seismic activity. There is ongoing potential for rockfall and slope failure.<sup>(4)</sup> Exposed rock faces appear as man-made stair-stepped slopes visible from the surrounding areas. Attempts to revegetate the scarred slopes of the Quarry are currently under way.

### **Crocker Park**

Crocker Park, a 355-acre business park, is located northwest of Central Brisbane. Developed during the 1960s and designed by architect Lawrence Halprin as the first garden-style industrial park in the United States, Crocker Park was annexed to the City of Brisbane in 1983. The Park contains various warehousing, distribution, service, manufacturing and offices uses. A recent survey identified 163 businesses operating within 70 buildings and regularly employing approximately 3,800 people within the Park. These businesses provide a substantial portion of the City's income. For fiscal years 1984-1990, 54% of the City's sales taxes and nearly one-third of all General Fund revenues came from Crocker Park. However, in the past three years, as leases have expired, key businesses have left Crocker Park and City revenues have declined.

There is almost no vacant land left in Crocker Park to develop, although there is potential for existing structures to enlarge and businesses to intensify. There is no direct street access between Crocker Park and Central Brisbane, although a connection is planned via improvement of Quarry Road, and an emergency access route has been secured. Bus service within the Park is limited, and no sidewalks or bus shelters are provided. The streets in Crocker Park are privately owned and in need of repairs. Streets are to be upgraded and dedicated to the City as a





condition of the Northeast Ridge development. Railroad spurs, which are no longer used, traverse the Park. Landscaping, a key element to the Park's character, is now mature.

Crocker Park is served by the GVMID water distribution system. A study is currently underway to evaluate whether additional water storage capacity is needed to meet contemporary fire protection standards. The Park is also served by the GVMID drainage system. Localized flooding in the area of Valley Drive and Bayshore Boulevard has been known to occur during heavy rains and high tides. The eastern portion of Crocker Park is subject to liquefaction and very intense ground-shaking during earthquakes.<sup>(5)</sup>

Noise contours of CNEL 65 dB or more within 200-250 feet of Valley Drive and North Hill Drive are generated primarily by the truck traffic associated with warehouse and distribution operations and the nearby Quarry. Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 225 feet of the roadway.

### **The Northeast Ridge**

The Northeast Ridge of San Bruno Mountain lies directly north of Crocker Park. It was annexed by the City in 1983. The property owners, Southwest Diversified, Inc., were granted approval for a planned development of 579 residential units in 1989. The plan calls for 97 single-family detached units, 268 townhouses, and 214 condominiums built as stacked flats.

This subarea has scenic views of San Bruno Mountain, the Bay and surrounding areas. It lies within the boundaries of the HCP and contains rare and endangered species habitat. The Northeast Ridge development project was designed so that land not devoted to housing is kept as open space and is Conserved Habitat. Grading for the project is currently underway on a large portion of the property, and construction of the units is estimated to be completed within the next five or six years. At the present time, no infrastructure is in place.

The soil on the Northeast Ridge is subject to slippage and a high-to-very-high rate of erosion. These factors have been taken into consideration in designing the grading program for the project. Some planting has been done in connection with grading activities to curb erosion. The subarea has a low susceptibility to non-seismic landslides and contains some areas of high and moderate susceptibility to seismically induced landslides. A portion of the southern end of the subarea is subject to intense ground-shaking during earthquakes. During the 1982 storm, one area on the Northeast Ridge experienced debris flow. These potential hazards have also been considered in the engineering for the Northeast Ridge development project. There is some risk of wildland fires, which are supportive of the habitat, and the development was designed to permit wildland fires within the Conserved Habitat yet protect the residential community.

Traffic on Guadalupe Canyon Parkway to the north and Valley Drive to the south generates noise contours of CNEL 65 dB along the outer edges of this subarea.



### **Northwest Bayshore**

This subarea contains both vacant and developed properties adjacent to Bayshore Boulevard north of Guadalupe Canyon Parkway. Directly beyond the Northeast Ridge are the undeveloped mountainside properties owned by Southwest Diversified, Inc., Peking Handicraft, Inc., and the Albert Levinson Trust. They fall within the boundaries of the HCP and contain habitat for rare plants and rare and endangered Mission blue and callippe silverspot butterflies. San Francisco Water Department lines run through the undeveloped portion of the subarea, and steep slopes are found in the upper elevations.

Farther north along Bayshore Boulevard, as the terrain flattens, are properties owned by the Albert Levinson Trust and Pacific Gas and Electric Company. The northern Levinson property is a wetland marsh fed by drainage from the Bayshore Basin (comprised of the Northwest Bayshore subarea and portions of Daly City in the vicinity). Storm waters from the Basin cause flooding along Bayshore Boulevard primarily due to the inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard. The PG&E property contains a substation and has potential for pre-historic resources.

Soils in the wetland marsh and on the PG&E properties have been contaminated by materials generated by a gassification plant that operated on the PG&E parcel. A remediation plan is currently under way under the regulatory authority of the Department of Toxic Substances Control (DTSC). The sloped portions of the subarea contain soils subject to slippage and a high-to-very-high rate of erosion, and much of these portions present a moderate-to-high risk of seismically induced landslides and for wildfires. Particularly in the northern portion of the subarea, very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

Traffic creates noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway: CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

### **Northeast Bayshore**

Northeast Bayshore is the subarea that contains the Brisbane Industrial Park, located along Industrial Way off of Bayshore Boulevard. The subarea is developed with metal and brick warehouse and industrial buildings, including the historic Moore Building. Thirty-six businesses operate within the subarea. These businesses include warehouses, offices, manufacturing, storage and shop uses, and a wastewater pumping station.

Access to Industrial Way is limited, as the street terminates in a dead end. Drainage from Daly City causes flooding on Bayshore Boulevard in the vicinity of Industrial Way. The subarea is subject to liquefaction and very intense ground-shaking during earthquakes.





Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 300-325 feet of the east side of Bayshore Boulevard.

## **Baylands**

Northeast of Central Brisbane, across Bayshore Boulevard, is the subarea known as the Baylands. With the exception of Icehouse Hill and the Brisbane Lagoon, this subarea is a flat man-made plain, vacant except for scattered commercial development including a fuel tank farm and fuel distribution facilities, recycling and reclamation activities, offices, warehouse and storage uses, statutory production and a lumber yard. Railroad tracks, used primarily for the Caltrain commuter line, traverse the subarea in a north/south direction. Most of the subarea is owned by the Tuntex Properties Inc. (Brisbane), which purchased the land from Southern Pacific Transportation Company in 1989.

The portion of the Baylands west of the railroad tracks was filled at the turn of the century and was used until recently as a railroad maintenance yard. The tracks have been removed and remediation efforts to deal with the contaminants left by that use are underway. The portion of the subarea east of the railroad tracks was used for over 30 years as a municipal waste landfill, followed by surcharging with inert fill. A methane gas collection system was recently installed. Landfill is generally prone to differential settlement, and is also subject to liquefaction and very intense ground-shaking during earthquakes.

The portion of the Baylands known as Icehouse Hill, located between the railroad tracks and Bayshore Boulevard at the end of Guadalupe Canyon Parkway, contains soil that is subject to slippage and a high-to-very-high rate of erosion and natural vegetation that creates a moderate-to-high wildland fire hazard.

The Brisbane Lagoon, located in the southern portion of the Baylands, was created when Highway 101 was constructed. An outlet under the highway near the northeast corner of the Lagoon provides periodic tidal action and allows some flushing of the Lagoon water. Fishing along the Lagoon's eastern shoreline is a popular recreational activity, which is enhanced by scenic views of San Bruno Mountain. Several open drainage channels traverse the Baylands: One such channel runs in an east/west direction through the subarea; another drainage ditch parallels the railroad spur tracks extending into Crocker Park; and the third channel runs in a north/south direction along the western edge of the subarea near Industrial Way. Periodic flooding of the channels occurs during high tides or periods of heavy storm runoff.

A building of local historic interest is located on the Baylands: the Roundhouse, an historic brick railroad roundhouse in the old Southern Pacific Railroad Yard. Also, the Machinery & Equipment Company building, a brick icehouse that served the railroad, is located off Bayshore Boulevard near Icehouse Hill. These are both unreinforced masonry (URM) buildings that present seismic hazards unless upgraded. They are currently vacant or used only for materials or equipment storage.





The Baylands subarea is impacted by a number of noise generators: Traffic on Highway 101 generates noise contours of CNEL 65 dB or more within 1400 feet along the eastern side of the subarea; traffic along Bayshore Boulevard generates a noise contour of CNEL 65 dB or more within 250 feet of that roadway; and noise contours of CNEL 65 dB are generated by train traffic within 175 feet of the railroad tracks.

There is no infrastructure serving most of the Baylands. Development on the subarea would require new roads, a water system, storm drains and sewer systems. The Tunnel Avenue overpass is in need of seismic retrofitting and cannot support truck traffic, thus presenting access constraints for trucks coming into and out of the tank farm or otherwise serving the area. There is no adequate pedestrian or bicycle access between the Baylands and the portions of Brisbane west of Bayshore Boulevard.

### **The Beatty Subarea**

The Beatty Subarea consists of the properties located east of Tunnel Avenue at its intersection with Beatty Avenue, the majority of which are owned by Norcal/Sanitary Fill Company. It is developed with office and warehouse buildings and storage yards.

The Sanitary Fill Company's operations, which occupy the majority of this subarea, overlap the boundary between San Francisco and Brisbane. Although processing and transfer activities are concentrated on the San Francisco side of the boundary, the impacts of traffic, noise and odor cross over into Brisbane's jurisdiction. Much of the subarea consists of former refuse landfill. The Sanitary Fill Company has proposed a Systems Plan to upgrade the property, including the portion within Brisbane. An EIR for the proposal is under way under the jurisdiction of the City and County of San Francisco.

Noise contours of CNEL 65 dB or more are found within 1400 feet of Highway 101 to the east and within 150 feet of the railroad tracks to the west of the subarea. The portion of the subarea that is landfill is subject to very intense ground-shaking and liquefaction during earthquakes.

## **II.2 DEMOGRAPHIC SETTING**

### **Housing and Income**

The following provides a comparison of Brisbane's 1980 demographic data with 1990 data based on the results of the U.S. Census.(GP-2 & 3):



**TABLE 2 - COMPARISON OF 1980 AND 1990 DEMOGRAPHIC DATA**

	<u>1990</u>	<u>1980</u>	<u>CHANGE</u>
POPULATION	2,952	2,969	-17
HOUSEHOLDS (HH)	1,313	1,362	-49
AVERAGE NUMBER OF PERSONS PER HH	2.24	2.18	+0.9
MEDIAN AGE IN YEARS	35.7	33.6	+2.1
MEDIAN INCOME	\$38,368	\$19,618	+\$18,750

### Employment

Brisbane has compiled the following employment information based on the 1990 census and business surveys:

#### EMPLOYED PERSONS LIVING IN BRISBANE

Total:	1,687
Work at their home in Brisbane:	209
Work outside their home in San Mateo County:	601
Work outside of San Mateo County:	877

#### EXISTING EMPLOYMENT ESTIMATES, CITY OF BRISBANE

Crocker Park:	3,800
Koll Center, Sierra Point:	875
Tunnel & Beatty Avenues:	420
Industrial Way:	350
Visitacion & San Bruno Avenues:	75
Brisbane Village Shopping Center:	60
Bayshore Boulevard:	406
<b>Total:</b>	<b>5,986</b>



## FOOTNOTES

1. Sound levels are measured and expressed in decibels (dB). CNEL, Community Noise Equivalent Level, is the adopted standard in California for a 24-hour weighted sound level. See NO-1 for further information on noise measurements.
2. Susceptibility to seismically induced landslides is broadly rated from high to very low based on a variety of factors, primarily slope and underlying geologic units. See NR-1 for further information on hazards in the geologic setting.
3. Areas with a moderate to high susceptibility to liquefaction in a moderate earthquake (of 6.5 magnitude) are mainly confined to areas of artificial fill. Engineered fill, such as that found at Sierra Point, is less subject to geologic hazard than unregulated fill. See NR-1 for further information on liquefaction susceptibility.
4. See Guadalupe Valley Quarry Surface Mining Permit Renewal Draft EIR, August 1993, for detailed information on existing conditions in the subarea.
5. A number of properties have benefited from seismic retrofit to address these conditions. See City of Brisbane Building Inspection records on individual properties for further information.









# CHAPTER III

## COMMUNITY CHARACTER

### GOALS:

*The City of Brisbane...*

*and its Mountain*

*will remain a place independent  
and distinct,*

*with a small town quality and  
a volunteer spirit,*

*where diversity is welcomed  
and everyone can participate  
in town meetings,*

*and elected officials carefully  
consider the desires and needs of the  
citizens, and*

*govern through circumscribed rules  
and regulations, only as required  
for the public health and safety and  
the protection of the environment.*





## COMMUNITY CHARACTER

### Chapter Index

### Page

San Bruno Mountain.....	39
Volunteer Community Service and City Government.....	40



## CHAPTER III

### COMMUNITY CHARACTER

#### III.1 SAN BRUNO MOUNTAIN

"This is about Brisbane and its mountain. It stands more than a thousand feet high, this great outcropping of rock and scrub brush that surrounds the town like a pair of loving hands, isolating Brisbane from the busy metropolis grown up around, preserving here a time capsule of the way life was years ago - quiet, unhurried, comfortable in its familiarity with the land."

Walter Blum  
California Living Magazine  
April 6, 1975<sup>(1)</sup>

Many factors contribute to the sense of security and well being of the members of a community, including family, shelter, food and safety. In Brisbane this sense of security and well being is also provided by San Bruno Mountain. There is a very personal feeling in Brisbane about the Mountain. As former Mayor Anja Miller said in 1975, "You're protected. In a way this is what makes us a community. We all look at each other in this bowl and there is a feel of neighborhood that you don't get in other towns." <sup>(2)</sup> This chapter attempts to capture the importance of how the Mountain looks and feels to Brisbane and how we can be good stewards for it.

San Bruno Mountain rises above the San Francisco Bay and dominates the landscape of northern San Mateo County. Despite all the development in its valleys and on its slopes, it retains the character of what it may have looked like to the Costanoan Indians and Spanish explorers. The brushlands and grasslands still mix with the chaparral, oak and coastal sage growing in their native habitat. On the sheltered eastern side of the Mountain, Owl and Buckeye Canyons face northerly and contain the largest woodland communities. The Mountain is habitat for many small animals, including meadow mice, ground squirrels, moles, raccoons, rabbits, opossums, and even foxes. (See Chapter IX, Conservation.)

The significance of San Bruno Mountain lies in its roles as a natural protector from the elements, a habitat for protected and endangered species, a course for carrying storm waters, a centerpiece of local identity and history, a resource for recreational activities, a definer of geographical identity within its bowl, and an enduring source of visual beauty.



The residents of Brisbane view the Mountain as their totem, keeping the fog from their houses and protecting their safety by limiting access to its boundaries.

The steep slopes of the Mountain rise to form a boundary between Brisbane and the surrounding cities of South San Francisco on the south, Daly City on the west, and San Francisco on the north. The San Francisco Bay wraps around Brisbane to the east. The majority of the City's residents live in a "bowl" nestled into Mountain. The borders of the Mountain and the Bay give the residents a sense of geographic insulation and respite from the surrounding urban areas. This feeling of isolation is enhanced by the Peninsula as a whole, with water on three sides and the Santa Cruz Mountains to the south.

As an ecological island, San Bruno Mountain is home to many species of plant, animal and insect life, which are unique to the Mountain. Best known of these are the Mission blue and callippe silverspot butterflies, which are listed on the Federal endangered and candidate species lists. Some 2,300 acres of the Mountain have been protected by the creation of the San Bruno Mountain State and County Park. The City Council and many citizens in Brisbane, especially Mimi Whitney and the Committee to Save San Bruno Mountain, worked very hard to preserve the Mountain in open space. The "Saddle in Open Space Amendment," which was ultimately approved by the San Mateo County Board of Supervisors in 1976, called for the Saddle to be preserved as a part of a regional park and allowed development of the South Slope in South San Francisco, the Western Ridges in Daly City and the Northeast Ridge in Brisbane. In 1989, Buckeye Canyon, the only pristine northerly-facing canyon, and the adjacent Owl Canyon, were purchased as an ecological reserve by the Wildlife Conservation Board using State Proposition 70 bond funds. Local citizens, conservation groups and the City government actively lobbied for its purchase.

The policies set forth in the General Plan envision the City continuing to take an activist and leading role in maintaining the beauty, wildlife and habitat of the Mountain and teaching others of its importance as a resource.

### III.2 VOLUNTEER COMMUNITY SERVICE AND CITY GOVERNMENT

"It seemed to me that the people who came here were very poor, but they had this spirit of independence. They'd get these old boards or old tar paper, whatever, and put up these old shacks, you might say. But still it was your shack. It was your old tar paper. It was your old boards."

Dorothy Radoff  
City Historian  
*A Spirit of Independence (3)*

This section is concerned with the history of Brisbane, how the community sees and expresses itself and wishes to be governed. It is an attempt to translate the intangible





sense of history, environment, well being and independent spirit into the tangible policies and programs needed to keep Brisbane a fine place to live, to work, and to raise a family.

The Costanoan Indians, the first habitants on San Bruno Mountain, found an idyllic life. The Mountain with its animals and vegetation, and the marshlands and San Francisco Bay with their shellfish provided abundantly. There are some remains of the Indians, including shell mounds in the canyons and ravines, but after the Spanish conquistadors and Mexican rule, the lands of San Bruno Mountain were given in a land grant to others. These lands passed through many hands including renowned Charles Crocker, who purchased the bulk of the Mountain - a little over 3,000 acres - for \$4,000 in 1884. It was these lands that welcomed Brisbane's pioneers.

Brisbane's character has been especially influenced by the early pioneers who came in 1908 after the San Francisco earthquake, and in 1929 through 1933 during the Great Depression. The town grew from the 28 residents during the 1920s, adding 400 families between 1929 and 1933. Brisbane's founders were working men and women who, despite the hard times, were committed to improving the quality of life in Brisbane. The families who lived in Brisbane during these times helped establish the community character by creating the Brisbane Volunteer Fire Department in 1932, the Brisbane Improvement Club in 1930, the Girl and Boy Scouts Club in 1932 and the Community Baptist Church and Catholic Church in 1937. The new Brisbane Elementary School was built in 1939, with its four rooms, auditorium, and four teachers.

The early settlers focused on improving the quality of life, educating their children and keeping the town safe. The organizations they formed were based on the volunteer efforts of the townspeople. They got together and helped a war veteran move out of a mud hut into a house, and they drew up plans and built the first firehouse. They shared food and clothing, each person knowing that he or she might be the one in need of the aid the next time. Brisbane's founders organized the community and built the projects, tasks which would normally fall to a city government. Some of the families who came in 1908 and their descendants were named Allemand and Mozzetti; others who came in the late 1920s and early 1930s were named Walch, Schmidt, Gomez, Williams and Schwenderlauf. Their sense of independence and spirit of helping hands are not just history, but are alive in the third and fourth generations of these founding families, many of whom are still here today.

The activities of local clubs and organizations in Brisbane reflect the volunteer spirit of the community, which is the pride and cornerstone of this City. The commitment to giving a helping hand, providing a community service or raising funds for those in need is evident in the local services clubs, organizations and churches. These groups are currently very active and productive, and provide a window to the community's character.

The Lions Club and Federated Women's Club are in the forefront of providing direct service to the community. The Brisbane Federated Women's Club has given generously in such projects as the Senior Alert Computer, the Fire Hydrant Painting Project and in the sponsorship of annual



community events like the Senior Citizen Holiday Brunch. The Lions hold barbecues and sponsor annual fund drives, and assist other clubs with their own fund raisers. The Lions also provide eye glasses and Christmas gifts for needy residents, meals for the homebound and funds for student scholarships, sponsor health fairs and provide support to Brisbane youth organizations. Traditional holiday events, including a pumpkin patch, egg hunt, Santa's Visit, and holiday tree sales, are sponsored by the Lions. The Eagles Club focuses its fundraising efforts on behalf of the Leukemia and American Heart Associations, as well as the needs of the local cub scouting program.

The Parents' Club, Brisbane Dance Workshop, Boy Scout Troop, and Brisbane Educational Support Team provide assistance to the schools and school age children. These groups provide programs, funding and adult leadership to the community's youth. In providing for the entire range of services for elder residents, the Seniors' Club has a weekly social gathering, as well as educational and travel opportunities.

The Friends of the Brisbane Library stage story telling, magic and puppet shows for children of all ages and assist in all aspects of the library operations, as well as provide assistance with the City's historical archives. In addition, the Friends of the Library host an annual Brisbane History Night.

The annual scholarship fund for college students and the making of the Christmas stars show the wide interest and community effort of the local Chamber of Commerce. The Brisbane Yacht Club sponsors a youth sailing program and an annual Marina event with a boating competition. Families have joined together to help each other through the Brisbane Baby Sitting Coop to provide emotional support and childcare for its members.

The Brisbane Community Association, Brisbane Beautification Committee, and Brisbane Garden Club are devoted to enhancing and complementing the physical beauty of the City. An annual flower show, community clean-ups and maintenance of community landscaping are focal points of these volunteers.

The Community Emergency Volunteers are a trained and ready volunteer force for any community need. Arising out of the 1989 earthquake, citizens began training and organizing for community preparedness.

The local churches are regularly attended, reflecting the faith and spiritual values of many of the members of the community and, in an effort to assist neighbors in solving community problems, many citizens volunteer as community mediators.

The founders considered the idea of an independent city government starting back in the 1930s. It was always a touchy subject. Up until the time of incorporation in 1961, there had been only special purpose government districts for sewer, water or fire. Early efforts failed for a variety of reasons: differences regarding the extent of the boundaries, perceived higher taxes and costs, disputes with adjacent property owners such as the Crocker Land Company or the Southern Pacific Railroad, and perhaps because, as founder





Fred Schmidt stated, "They didn't want the mayor or somebody else telling them what the heck to do."<sup>(4)</sup> One of the major reasons for the eventual incorporation was a potential move on the part of the County of San Mateo to make Brisbane an Urban Renewal project and bulldoze many of the existing houses.

Joining together to fight outsiders has been the bedrock of much of Brisbane political tradition. The local government has had to struggle with San Francisco's landfill operation, plans for filling San Francisco Bay, the proposed resource incinerator center, the habitat conservation plan and development proposals for all of San Bruno Mountain, the annexation of the Quarry, Crocker Park and the Northeast Ridge. These were not small town issues. They tested the newly formed government and engendered volatile disputes among the voters. Many of these issues lead to recalls, ballot initiatives and lawsuits. The one recurring theme in all the disputes was self-determination. While some citizens saw opportunities to secure financial independence for the City government and others saw outsiders as jeopardizing a small town way of life and its environment, whichever side was taken, the Brisbane way was to stand up for yourself and your rights. This strong sense of self-determination set the tone and foundation for Brisbane's City government. Given the origins and history of the City's incorporation, the citizens saw the main function of government as protecting them from outsiders and ensuring that outside proposals and plans would enhance and not degrade the quality of life in Brisbane.

On the other hand, Brisbane citizens have not embraced the City's rules or regulations regarding their conduct or accepted City projects without their input and support. Local government has been viewed as a bottom up proposition, with Council meetings akin to the old town hall meetings that were common when the nation was first founded. The City's capital improvement projects have been subject to heated debates, citizen committees, surveys and votes. The City's regulations regarding minimum lot size and setbacks, and even the need for a police department, have been part of the public dialogue. Brisbane's citizens have always looked to the City government to justify what it is doing and to get the citizens' permission. The spirit that has motivated Brisbane citizens to battle with outside interests spills over into battles with the City government. As Dorothy Radoff said, what's "even more remarkable, Brisbane's history reveals that you can actually fight city hall--and win!!"<sup>(5)</sup> Brisbane's tradition of direct input and involvement has lead to a participatory rather than representative form of local politics and to a laissez faire rather than regulatory form of local governmental controls.

**Policy 4      Acknowledge the fundamental rights of citizens to freely act and to use their own property, except to the extent government rules or regulations are necessary for the public health and safety and for protection of the environment.**

**Policy 5      Use the least intrusive rules and regulations consistent with overall governmental needs and State and Federal law.**

**Policy 6      Set clear and definitive standards for all rules and regulations.**





Brisbane's tradition of participation in community affairs serves several important functions, including identifying community values, informing the public, providing the opportunity for public comments and evaluations, and creating an atmosphere in which conflicting opinions and demands can be resolved. The City often makes special efforts to obtain citizen involvement in planning and evaluating issues of concern to the community. The extensive uses of the public bulletin board, direct mass mailings, special meetings, workshops and telephone and personal surveys have been the approaches and techniques used to ensure public involvement. In addition, the City Council makes appointments of citizens to its Planning Commission and Parks, Beaches and Recreation Commission, which act to resolve certain issues and advise on others. Wider participation in City government informs and improves public policy development and lends strength and legitimacy to City goals.

**Policy 6.1**      **Assist and facilitate the local service groups in their volunteer efforts on behalf of the community.**

**Policy 7**        **Continue to provide opportunities for citizen participation as part of the City's decision-making process.**

*Program 7a: Actively disseminate information to the public through the public bulletin board, the Brisbane Star, press releases, water bills, postings in public buildings and public mailings.*

*Program 7b: Hold periodic community, neighborhood and business meetings to solicit input and provide information regarding emergency services.*

*Program 7c: Use water bills and the Brisbane Star to solicit public opinion and provide mechanisms for public response.*

**Policy 7.1**      **Acknowledge the socially enriching value of various ages, ethnicities, economic groups and occupations within the community.**



## FOOTNOTES

1. Walter Blum, "Shadow on the Mountain," *California Living Magazine* (April 6, 1975).
2. Walter Blum, "Shadow on the Mountain," *California Living Magazine* (April 6, 1975).
3. H1-1, p.9.
4. H1-1, p.45
5. H1-2, p.154









## CHAPTER IV

# LOCAL ECONOMIC DEVELOPMENT

### GOALS:

*Brisbane will be a place where economic development...*

*Stabilizes and diversifies the tax base;*

*Serves the community by encouraging convenient and beneficial commercial development;*

*Provides sufficient revenues for necessary City services;*

*Facilitates employment of residents; and*

*Sees sustainable growth as dependent on preservation and replenishment of natural resources.*



## LOCAL ECONOMIC DEVELOPMENT

### Chapter Index

	<u>Page</u>
A Brief Economic Overview .....	47
The City's Tax Base and General Fund Revenues .....	48
Employment Opportunities .....	50
Environment and Natural Resources .....	51
Quality of Life.....	51
Sustainable Economic Welfare .....	51



## CHAPTER IV

### LOCAL ECONOMIC DEVELOPMENT

#### IV.1 A BRIEF ECONOMIC OVERVIEW

"My initial interpretation of the goals of the leaders of Brisbane was that they wanted self determination for their own future...I'm not ashamed to say that I tried to be not only active but aggressive in getting as much of the unincorporated land as I could for Brisbane... We were able to put some financial muscle into the City of Brisbane."

Lanier "Len" Brady  
First Brisbane City Manager  
*Brisbane City of Stars*<sup>(1)</sup>

The first City Council of Brisbane, John Turner, Jess Salmon, Ernest Conway, James Williams and Ed Schwenderlauf, saw that Brisbane's biggest problem in the years to come was going to be a lack of municipal revenues. It was clear that property taxes on homeowners were not likely to supply the funds needed for major municipal operations and improvements. Through the efforts of the City Council and City Manager, in late 1962 both Southern Pacific and PG&E announced that they would request Brisbane to annex their property. Together, the Southern Pacific and PG&E properties, which totaled over 700 acres, doubled the land area of Brisbane. Since Southern Pacific's property lines extended into the Bay, Brisbane also greatly increased the amount of water acreage within its jurisdiction. The annexation increased Brisbane's tax base tremendously. The City's locally assessed valuation tripled, going from \$3 million to \$9 million overnight.

The issues of self-determination and financial independence led a subsequent City Council composed of Don Bradshaw, Art Montenegro, Jeanine Hodge, Fred Smith and William Lawrence and its City Manager, Brad Kerwin, in 1979 to actively seek the annexation of the Northeast Ridge and Crocker Park into the City. The president of Crocker Land Company, which owned the Northeast Ridge and developed Crocker Park, wanted the property to go to Daly City. He described Brisbane as lacking sufficient staff and financial resources. The City Council and City Manager won the annexation in 1983 by arguing that the impacts of any development would profoundly affect Brisbane and revenues from the Park would allow the financing of necessary capital improvements and operating expenses. As a result of the annexation of Crocker Park, the locally assessed property valuation rose from \$47 million to \$113 million and sales tax revenues jumped dramatically from \$900 thousand to \$3 million.





The City of Brisbane has always recognized the importance of its economic health, which is dependent upon maintaining a dynamic economic climate. The City must maintain adequate revenue sources if it is to provide a satisfactory level of service to its residents and businesses. Cities in the next decade face a world of declining revenues and higher citizen expectations. A recessionary economy has slowed the growth of local government revenues; local costs have been driven up by inflation; State and Federal regulations increasingly require that particular services be provided or expenditures made; and the State legislature, in order to balance its own budget, has taken away "traditional" city and county revenues. Meanwhile, Federal and State aid to cities has been reduced or eliminated, and voters have imposed legal limits - such as Proposition 4 and Proposition 13 - that restrict spending or taxes. At the same time, the costs of growth have been polluted waterways, soil and air, the irreplaceable loss of non-renewable resources, and the continuing failure to replenish renewable resources.

Communities are faced with the challenge of guiding and controlling economic growth and expansion, while maintaining the quality of the environment and non-renewable and renewable resources. Communities are also faced with such problems as lagging growth rates, unemployment, a declining tax base, reduced municipal services, and an aging infrastructure that is costly to maintain and replace.

For the City of Brisbane, its financial resources have been declining, and the future economic indicators are mixed. However, the land use alternatives, especially along Bayshore Boulevard and west of Highway 101, provide opportunities for guiding any future growth to meet the long-range economic as well as environmental policies. This chapter provides local economic development policies. It is divided into three general areas. However, these areas should not be viewed as independent of one another; they are interactive and interdependent and together constitute a continuous economic policy and process.

## **IV.2 THE CITY'S TAX BASE AND GENERAL FUND REVENUES**

In order to support its other economic development strategies, the City recognizes the need to maintain adequate revenues to provide essential support services to residents and businesses. Without a well-maintained infrastructure, emergency services, and a range of recreational and cultural activities, the City loses its ability to attract new businesses and to retain the quality of life of its current residents. In order to provide these services, the City must receive revenues that keep pace with increasing costs. Recognizing that tax rate increases are not a viable solution to this challenge, the City is committed to maintaining a tax base that provides the necessary revenues. In addition to its goal of preserving property values, the City will seek to generate needed revenues through increased retail activity without losing sight of the need to maintain a retail presence that is in keeping with Brisbane's small size and character.

The changing revenue stream to cities finds Brisbane increasingly reliant on sales tax revenues. In 1992-93, over 40% of Brisbane's General Fund, which is the general revenue



for traditional governmental services, was comprised of sales taxes. Therefore, if current revenue sources remain, promotion of retail sales is of central importance in maintaining the resources of government. Revenues generated by property taxes, amounting to a little less than 20% of the General Fund, are also important, if they are not overshadowed by new service costs to the City associated with development. Local hotels do provide revenues for some cities adjacent to Brisbane that exceed 25% of General Fund revenues. Hotel transit occupancy taxes are locally enacted and collected and, on the County average, are 8-10% of room charges.

**Policy 8    Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy.**

*Program 8a:    Assess service costs and revenues associated with proposed developments on a short and long-term basis.*

*Program 8b:    Maintain information on available or potential sites for economic development and seek to conserve suitable locations for appropriate uses.*

*Program 8c:    Encourage local equity ownership in local development in order to retain more economic benefits within the community.*

*Program 8d:    Prepare informational and promotional materials to encourage desired development.*

*Program 8e:    Encourage the Chamber of Commerce to develop promotional materials and to actively solicit businesses that benefit the City.*

*Program 8f:    Investigate available programs which assist in rehabilitation, seismic upgrade or repair of businesses.*

*Program 8g:    Develop economic programs including incentives available under the Community Redevelopment Act to encourage and facilitate the development of appropriate retail activity and hotels.*

*Program 8h:    Use Redevelopment Agency funds, as appropriate, to assist in the construction of planned public improvements in the project's areas.*

*Program 8i:    Promote attractive retail development in planned areas instead of in strip areas adjacent to an arterial highway or freeway corridor.*

*Program 8j:    Consider mixed-use zoning, which would encourage a combination of business and commercial uses, making sites more responsive to market conditions.*





### IV.3 EMPLOYMENT OPPORTUNITIES

Essential to any economic development strategy is the creation of jobs within the community. The census estimates that of persons over 18 years old, 58.7% have some college education, 24.1% completed high school, 14% had some high school education but not a diploma, and 3.3% had less than 9th grade education. Among Brisbane residents, the most frequent occupations are administrative support (24%), executive and managerial (15.9%), precision production, craft and repair (13.8%), professional specialty (11.7%), operators and laborers (11.4%), sales (10.6%), service (9.6%), and technicians (2.9%). Regrouping these categories and comparing with results of earlier census data (GP-2 & 3), the trend toward increasing white collar employment replacing blue collar employment is apparent:

TABLE 3

#### Employment Distribution

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Administrative/Professional/Technician/Sales/Clerical	49%	62%	65%
Production/Industrial	37%	27%	25%
Food/Protective/Other Service	13%	9%	10%
Farming/Forestry/Fishing	0%	2%	0%

The primary objective of economic development policies is to provide jobs that are matched with the skill and training level of community residents so as to maximize and retain the wealth generated by the expansion in employment. Also, in human terms, unemployment or underemployment has severe repercussions on individuals, children, families, the local economy and the social fabric of the community. While recognizing the importance of generating employment for local residents, the City is aware that the needs of the small and diverse labor force in Brisbane cannot overcome market forces, which dominate job creation. Brisbane currently has more jobs within its borders than residents that work. An increase in the proportion of Brisbane residents hired by Brisbane employers can both help unemployment and reduce commuting and its effects on individuals and the environment.

Studies of job creation in San Francisco and environs have found that small businesses create the majority of new jobs. Small businesses also contribute to economic diversity, which expands workers' job opportunities and provides some resilience during economic downturn. Locally owned businesses provide economic strength because they are more likely than outside firms to seek local sources of materials and to reinvest locally.

**Policy 9     Seek fuller employment of Brisbane residents.**





*Program9a: Encourage the City and other Brisbane employers to give consideration to residency of equally qualified applicants and to advertise jobs locally in order to strengthen the economic and social health of the community.*

*Program9b: Provide, as applicable, incentives to businesses that provide jobs for unemployed sectors of Brisbane's labor force.*

*Program9c: Encourage small and locally owned businesses.*

#### **IV.4 ENVIRONMENT AND NATURAL RESOURCES**

##### **Quality of Life**

Over time, the economic health of Brisbane will depend also on its environmental sensitivity and the ability to preserve and restore its natural resources. Increasingly, cities are measured by their "livability," and that measure reflects their appeal to businesses and residents.

As a City, and as a community that is greatly influenced and defined by its surrounding physicality, such as San Bruno Mountain and the San Francisco Bay, Brisbane is keenly aware of the need to respect and preserve the natural environment. It is this environment that helps make Brisbane such a unique and desirable place to live and work. But while the City is committed to protecting its natural resources to maintain the living environment, it is also committed to preserving and restoring the environment as an economic development strategy in itself.

##### **Sustainable Economic Welfare**

Just as a healthy environment is necessary for people to live and thrive, a healthy environment is necessary for the long term success of business. This holds true whether the environment is viewed as a source of raw materials, as a place where people can actively pursue consumption, or as a "sink" into which commercial wastes are disposed and recycled. The bottom line is that without preserving and renewing the natural environment, there is no economic development strategy that can bring prosperity to a community.

While it would be easy to argue that because of Brisbane's small size, no matter how its environment is treated the larger environment would not be affected and resources could be obtained elsewhere, the City takes the view that it must do at home what must be done on a state, national and global scale. Recognizing that its resources are finite, the City seeks to encourage renewable uses and the preservation and restoration of its truly unique natural features. Development decisions are to be analyzed so as not to overwhelm the long-term environment and in a manner that provides for sustainable development. Such sustainable development has been defined as "development that meets the needs of the



present without compromising the ability of future generations to meet their own needs."(2) Using incentives and the CEQA environmental process, the City will strive to protect the natural environment and make clear that in Brisbane, environmental protection means good business as much as it denotes quality of life.

**Policy 10 Establish environmental welfare as a major objective of the City's economic development policy.**

*Program 10a: Develop an environmental strategy for economic development. The strategy should include methods of encouraging the use of renewable resources and the preservation and restoration of the unique features of the community for future generations.*



## FOOTNOTES

1. H1-2, pp. 16-18.
2. Raymond C. Miller, "In Order to Save the World for Human Habitation, We Must Stop Teaching Economics!" *School of Education Review, San Francisco State University*, Vol. 4 (Spring 1992), pp. 41-55, quoting from World Commission on Environment and Development, *Our Common Future* (Oxford: Oxford University Press, 1987).









## CHAPTER V

# LAND USE

### GOALS:

*The City of Brisbane will ...*

*Preserve the Mountain for its own sake and as the symbol of the unique character and identity of the City;*

*Incorporate and reflect the natural environment as an integral part of land use;*

*Celebrate diversity as essential to the physical character of the City;*

*Incorporate a mix of land uses to best serve its citizens; and*

*Design infrastructure and public facilities to be efficient, cost-effective and to contribute to the cohesion and character of the community.*



## LAND USE

### Chapter Index

	<u>Page</u>
History of Land Use and Subdivision .....	56
Land Use History .....	56
Subdivision Patterns .....	58
The 1994 General Plan Land Use Map and Land Use Designations .....	60
The 1994 General Plan Land Use Map .....	60
Land Use Designations .....	60
Overview .....	67
Density and Intensity Standards .....	68
Population Density .....	68
Building Intensity .....	68
Land Use Alternatives .....	70
Crocker Park .....	70
Northwest Bayshore .....	71
The Baylands .....	72
The Quarry .....	75
Land Use Policies .....	81
General Principles .....	81
Bay and Mountain Setting .....	82
Nature and Character of Development .....	83
Open Areas .....	86
Streets .....	89
Subdivision Pattern .....	90





## CHAPTER V

### LAND USE

Question: In your opinion, what is the most important problem that Brisbane residents will have to face and try to solve over the next ten years?

Respondents: "Development of lands currently vacant, to make certain they contribute and not diminish the quality of life."

"Managing growth to keep our independence."

"The Mountain. Save it."

*General Plan Issues Questionnaire (GP-5)*

Citizens who know and love the City will often explain that to understand Brisbane it is necessary to read the oral histories. A look to the past makes it clear that the City was incorporated as a defense against development that would have destroyed San Bruno Mountain and the quality of life of the community that had become established there. The passion for self-determination remains one of the most essential values of this community.

This update of the General Plan provides an opportunity to reaffirm that Brisbane will control its destiny. If development is to occur, this community will set the standards. And the basis for these standards are the land uses and policies in the General Plan.

A General Plan usually includes an illustration of the general location of land uses on a map. Map I is the Land Use Map for the 1994 Brisbane General Plan. As described in the section on Land Use Alternatives, the uses that were chosen for the Land Use Map are those that the community considers most beneficial to its welfare. The land use policies and programs that describe these uses establish how the designations on the map express themselves in the day-to-day environment. The policies in this section for the most part apply on a city-wide basis. Land use policies and programs specific to each of the subareas are found in Chapter XII.

This Land Use chapter begins with a look at the history of the land use and subdivision patterns in the planning area. It goes on to describe the alternative land use scenarios



considered in the environmental analysis for the General Plan. The chapter closes with the General Plan's land use policies.

## **V.1 HISTORY OF LAND USE AND SUBDIVISION**

Land uses in Brisbane are well-established in many subareas of the City. In others, remainders of prior uses provide either opportunities or constraints to contemporary uses of the land. Land subdivision patterns in Brisbane have varied from one subarea to the next, depending on land use, topography, property ownership, and zoning regulations affecting lot sizes. The following is a brief chronological history of land use in the City, followed by an overview of the City's subdivision patterns.

### **Land Use History**

Although the earliest recorded land use in the area that is now the City of Brisbane was ranching, archaeological remains indicate that this land was once a home to the Costanoan Tribe of Native Americans. The Guadalupe Valley, within which Central Brisbane, Crocker Park and the Northeast Ridge are now located, was part of the 1838 Mexican land grant known as *Rancho Canada de Guadalupe la Visitacion y Rodeo Viego*. Charles Crocker purchased most of this land grant in 1884 and called it Visitacion Ranch. In 1895, a section of the ranch was leased as a quarry, which operates to this day.

In the early 1900s, a small amount of urban development could be found in the area of Bayshore Boulevard and Geneva Avenue, in what is now the vicinity of the Northwest Bayshore subarea. The 7-Mile House, a bar and grill established in the 1890s and still operating today, served travelers along Bayshore Boulevard, which was one of the main thoroughfares connecting San Francisco with points south. A gas manufacturing plant, which evolved into what is now the Pacific Gas & Electric Company's Martin Service Center and Substation, operated from 1905 to 1916 in the area of Bayshore and Geneva, now a part of Daly City. Across Bayshore Boulevard on what is now known as the Baylands subarea, the Southern Pacific Railroad maintenance and switching yard was built atop rubble from the 1906 San Francisco Earthquake that was used to fill a portion of the Bay. The use of the yard began to decline in the 1960s and was mostly idle when Southern Pacific sold the yard and surrounding land and structures in 1989 to Tuntex. The land had featured a number of substantial industrial structures only a few of which remain, including the Roundhouse, one of the few of its kind still standing.

Residential development in what is now Brisbane also began to appear early in the century. The area of the Guadalupe Valley that is now Central Brisbane experienced a small amount of residential construction between 1908 and 1929. The most notable of the early residences in what was then known as the "City of Visitacion" is the Allemand Hotel, currently an apartment building at the corner of San Bruno Avenue and Mariposa Street. In 1929 the name of the settlement was changed to Brisbane. In the 1930s, during the Depression, the residential area boomed due to its affordability, with a commercial core developing along Visitacion Avenue. This residential area has continued to grow to the





present and, to a limited degree, has extended into the lowest lying portions of the largely vacant Brisbane Acres.

The 1930s also saw an intensification of garbage dumping into the Bay in the portion of the Baylands subarea east of the Southern Pacific railroad tracks. Starting from the north, dumping continued southward until it was finally stopped in the 1960s at the edge of what is now the Brisbane Lagoon. The Norcal/Sanitary Fill Company complex of refuse transport and recycling facilities, located in the Beatty Subarea at the Brisbane-San Francisco border, is an active successor to this past use. Since the 1940s, a variety of uses has developed atop the oldest part of the landfill, including lumber yards and warehouse buildings.

Although Bayshore Boulevard was a major thoroughfare connecting San Francisco with points south until Highway 101 was constructed in 1954, only limited development occurred along its frontages. In the 1940s, a small amount of residential development occurred along the west side of southern Bayshore Boulevard in the subarea now known as Southwest Bayshore. In the decades that followed, some commercial uses, such as retail, service and warehousing, intermixed with the residential uses, including a mobile home park.

The 1960s saw a flurry of industrial development, which continued into the early 1980s. In 1959, construction of Crocker Park began on the grazing lands of the floor of the Guadalupe Valley and adjacent wetlands, just north of Central Brisbane; the final phase of construction in Crocker Park was completed in the early 1980s, and Crocker Park was annexed to the City in 1983. In the 1960s, VWR Scientific first occupied a large office/warehouse building on the east side of southern Bayshore Boulevard; a second office/warehouse complex was added in the Southeast Bayshore subarea in 1981. First subdivided in 1969, the Brisbane Industrial Park, consisting mostly of metal buildings for warehouse, office and manufacturing uses, was constructed along Industrial Way in what is now called the Northeast Bayshore subarea. The late 1960s also saw the development on the Baylands of the Southern Pacific Pipelines Brisbane Terminal, located on the leveled portion of Visitacion Point, with a privately constructed extension of Tunnel Avenue including an overcrossing connecting to Bayshore Boulevard. Commonly referred to as the "Tank Farm," the facility and adjacent buildings provide fuel distribution services for the Peninsula.

Office and commercial development increased in the 1980s. Construction of the Brisbane Village shopping center began in 1979 at the entrance to Central Brisbane. This single-structure shopping center contains approximately 20 storefronts and office spaces occupied mostly by retail businesses and professional offices. East of Highway 101 at Sierra Point, the Koll Center Office Park and the Brisbane Marina were constructed during the 1980s on a peninsula of engineered landfill that was begun by the San Francisco Scavenger Companies in the mid 1960s and completed by 1972.





In 1989, a multi-phased residential project, including open space for conserved habitat, was approved for the Northeast Ridge of San Bruno Mountain. Preliminary grading began in 1992, but no structures have been built. Also in 1989, the Wildlife Conservation Board, a division of the State Department of Fish and Game, purchased Owl and Buckeye Canyons as an ecological reserve. They remain essentially in their natural state. Brisbane citizens, staff and local environmental organizations worked with the Trust for Public Land to accomplish this acquisition, which added to the permanent open space established by the creation of San Bruno Mountain State and County Regional Park in the late 1970s.

### **History of Subdivision Patterns**

The following describes the history of the subdivision of land in Brisbane by subarea. Following adoption of the 1994 General Plan, zoning and subdivision regulations will be reviewed to determine if amendments should be made to conform to General Plan policy.

Sierra Point. The Sierra Point subarea underwent a gradual process of subdivision between 1981 and 1987, which resulted in the current pattern of typically 5 to 10 acre parcels. This pattern is consistent with the 1 acre minimum parcel size requirement which has been in effect since 1984. The area is subject to a development agreement.

Southeast Bayshore. The Southeast Bayshore subarea was subdivided in 1979 into two parcels, one 4 acres in size and the other 11 acres. This is consistent with the 10,000 sq. ft. minimum parcel size requirement in effect since at least 1969.

Southwest Bayshore. The steep hillsides of the Southwest Bayshore subarea were first sold off as typically 11,900 sq. ft. unrecorded lots in the 1930s. Each of the original lots fronted on what was then known as the Bayshore Highway, hence their name, the "Highway Lots." Subsequent lot subdivisions reduced some of these lots to areas as small as approximately 3,000 sq. ft. Regulations, which date back at least to 1969, established a 7,500 sq. ft. minimum lot size in the subarea.

Brisbane Acres. The Brisbane Acres subarea originated as an unrecorded subdivision in the 1930s. As the name implies, unrecorded lots were typically an acre in size. Subsequent land transfers by deed description resulted in individual ownerships, some with areas of less than 5,000 sq. ft. In 1980, regulations were adopted that set a 20,000 sq. ft. minimum lot size. Parcel maps for three parcels of at least 20,000 sq. ft. have been recorded, adding to the eight parcels for which maps were recorded prior to 1980. The rest of the lands in the subarea remain unrecorded to this day.

Central Brisbane. In 1908, the American Realty Company subdivided the area that is now Central Brisbane into small residential lots. These lots were typically 25 feet wide and 100 feet deep, but in many instances lot dimensions were adjusted to fit the subarea's bowl-like terrain. Many of the lots were subsequently developed in pairs, some as three or more lots combined, and a few as one and a half lots. The current regulations requiring 5,000 sq. ft.



minimum lot size for residential districts and 2,500 sq. ft. minimum for non-residential date back at least as far as the City's original Zoning Ordinance, adopted in 1969.

*Owl and Buckeye Canyons.* The Owl and Buckeye Canyons subarea consists of four parcels of land sold by the owners of the Quarry to the California Department of Fish and Game in 1989.

*The Quarry.* The Quarry subarea is divided into four parcels ranging in size from approximately 1.5 to 135 acres.

*Crocker Park.* The Crocker Park subarea was subdivided in three phases of the Park's development, recorded in 1959, 1965 and 1968. The subdivision of North Hill Drive followed in 1980. Subsequent parcel splits and mergers have resulted in lots ranging in size from 0.56 to 13.23 acres. Current regulations require a 10,000 sq. ft. minimum lot size.

*Northeast Ridge.* The Northeast Ridge remained unsubdivided until it was recorded as a single parcel in 1975. The vesting tentative subdivision map for the planned development approved in 1989 divides the subarea into single-family residential lots (an average of 7,400 sq. ft. each), clusters of condominiums and townhouses (totaling approximately 39 acres), and large tracts of open space.

*Northwest Bayshore.* The existing irregular pattern of large parcels in the Northwest Bayshore subarea can be traced back to subdivision maps recorded as early as 1915. Since 1980, regulations have not included a minimum lot size for most of the subarea, anticipating that any subdivision would be part of an approved planned development.

*Northeast Bayshore.* The Northeast Bayshore subarea was subdivided in 1969 as the Brisbane Industrial Park. Its lot sizes ranged from 0.23 to 5.663 acres, although subsequent consolidations of ownership have increased the average building site size. A 10,000 sq. ft. minimum lot size requirement has been in effect since at least 1969.

*The Baylands.* The Baylands subarea is largely unsubdivided, a vestige of the once extensive holdings of the Southern Pacific Transportation Company. Major portions of these holdings located in Brisbane are now owned by Tuntex Properties Inc. (Brisbane). There are small parcels in other ownerships scattered about the subarea, ranging from approximately 5,000 sq. ft. to 230,000 sq. ft. in size. Most of the subarea has a minimum site area requirement to be established by specific plan per regulations adopted in 1991.

*The Beatty Subarea.* The Beatty Subarea is a haphazard collection of parcels, reflecting a varied history of ownerships. Parcel sizes are generally from 0.176 to 7.043 acres. Within this subarea, minimum site area is established by specific plan per regulations adopted in 1991.





## V.2 THE 1994 GENERAL PLAN LAND USE MAP AND LAND USE DESIGNATIONS

### The 1994 General Plan Land Use Map

Map I, the land use map for the 1994 General Plan, illustrates the general location of the land use designations given to both public and private properties within the General Plan planning area. For purposes of clarity, the Map has been divided into the 13 subareas described earlier in this text. The land use designations used in the map are described below.

### Land Use Designations

The descriptions of the General Plan land use designations that follow are broadly drafted, as befits the intent of a General Plan. Specificity of land use by district is the province of the City's Zoning Ordinance. After adoption of a General Plan, the zoning map and zoning district regulations are analyzed to determine whether changes are necessary to conform to the adopted General Plan land use designations and policies.

#### Commercial/Retail/Office Designations

Neighborhood Commercial/Retail/Office (NCRO) designates a subarea devoted to a range of local retail and service uses, including shops, restaurants, medical, professional and administrative offices and other uses of the same general character. Public and semi-public facilities may be located under this designation. Residential uses may be permitted conditionally in implementing zoning districts. A portion of Central Brisbane is designated NCRO in the 1994 General Plan.

Subregional Commercial/Retail/Office (SCRO) designates a subarea devoted to subregional retail uses, personal services, restaurants and offices. Public and semi-public facilities and educational institutions may be located under this designation. Commercial recreation, residential uses, warehouse and distribution facilities, research and development, and light industrial uses may be permitted conditionally in implementing zoning districts. The Southwest Bayshore subarea is designated SCRO in the 1994 General Plan. Also see the Planned Development designations.

Sierra Point Commercial/Retail/Office (SPCRO) represents a subarea devoted to commercial enterprises, encompassing a wide range of uses, as outlined in the Development Agreement for Sierra Point. Such uses may include, but not be limited to, retail uses, personal services, medical, professional and administrative offices, corporate headquarters, hotels, conference centers and cultural facilities, commercial recreation, restaurants, and other uses of a commercial character. Public and semi-public facilities and educational institutions may be located under this designation.





# MAP I LAND USE



## 1994 GENERAL PLAN City of Brisbane





# MAP I A


## Detail Central Brisbane


 Neighborhood Commercial / Retail / Office

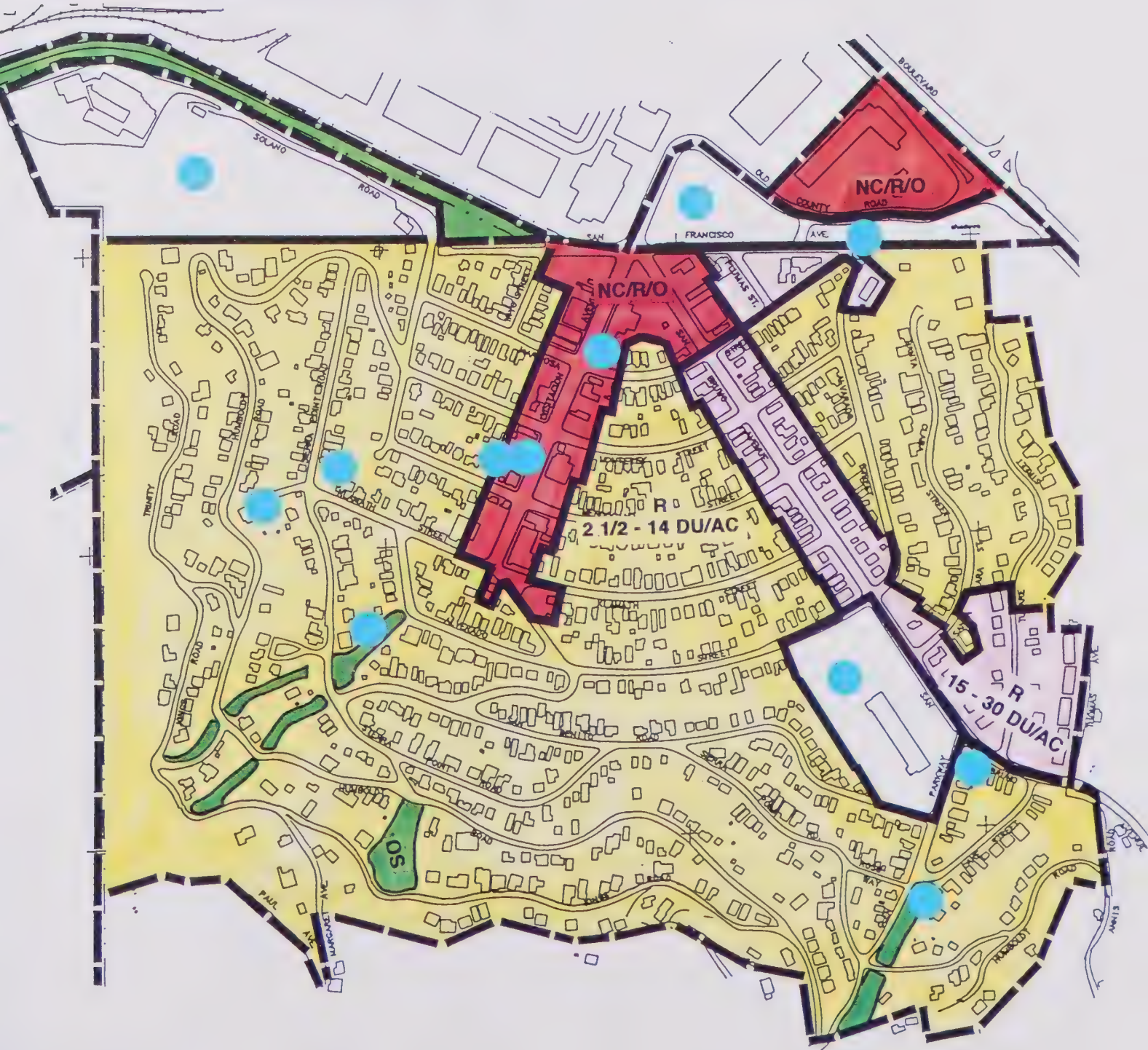
 Open Space

 Public Facilities and Parks

Residential

 2 1/2 - 14 Dwelling Units per Acre

 15 - 30 Dwelling Units per Acre





Heavy Commercial (HC) provides for bulk sales, offices, meeting halls, vehicle storage and equipment maintenance. It also allows outside storage of vehicles and equipment. No materials storage, other than that associated with bulk sales and no processing of materials are permitted. Subareas designated Heavy Commercial are required to have an adopted specific plan to guide development in the area. The Beatty subarea is designated HC in the 1994 General Plan.

Marsh/Lagoon/Bayfront (M/L/B) are aquatic areas designated by type.

The following subareas contain designated aquatic areas:

Northeast Bayshore: Marsh  
Baylands: Lagoon, Bayfront  
Beatty: Bayfront  
Sierra Point: Bayfront

Open Space (OS) designates properties that have been purchased, given or offered for dedication to a public agency for open space use or conservation purposes and are essentially unimproved by urban structures. The following subareas contain open space designations:

Central Brisbane: Sierra Point, Costanos and Firth Canyons  
Northeast Ridge: Conserved Habitat  
Owl and Buckeye Canyons: Ecological Preserve  
Northwest Bayshore: Conserved Habitat (to be mapped with specific plan)  
Quarry: Conserved Habitat  
Southwest Bayshore: Remainder of the Bayshore Boulevard right-of-way

Planned Development (PD) designates subareas that are primarily vacant and that present unique development constraints. Subareas designated PD may be combined with other land use designations and/or site specific uses may be included in this Plan to guide the development of implementing zoning district regulations. Subareas designated PD require a specific plan and environmental impact report prior to any development of the property. A minimum of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area.

There are three subareas designated PD in the 1994 General Plan:

Northwest Bayshore: Planned Development-Subregional Commercial/Retail/Office  
The Baylands: Planned Development - Trade Commercial  
The Quarry: Planned Development - Trade Commercial





Public Facilities and Parks (PFP) are outdoor spaces and buildings owned or leased by public agencies, including City parks, police and fire stations, schools and libraries. This designation does not include infrastructure.

The following subareas contain Public Facilities and Parks:

Sierra Point: Marina, Fishing Pier, Linear Park  
Central Brisbane: Community Park, Brisbane Elementary School and grounds,  
Lipman Intermediate School and grounds, Firth Park, San Bruno Avenue  
Fire Station Site, Community Center, Library and Park, Bicentennial and other  
Walkways, Plug Preserve  
Northeast Ridge: School/ Park Site  
Baylands: Bayshore Boulevard Fire Station, Park and Ride Lot,  
Fisherman's Park

Residential (R) includes single- and multi-family areas and planned residential developments.

The subareas designated residential and the range of residential densities in the 1994 General Plan are:

Brisbane Acres:	0 - 2 units per acre
Central Brisbane:	2 1/2 - 14 units per acre and 15 - 30 units per acre
Northeast Ridge:	6.23 units per acre

For the Northeast Ridge, a planned residential development, the density represents an average of the 97 single family residential units, 214 condominiums and 268 townhouses approved on 93 acres.

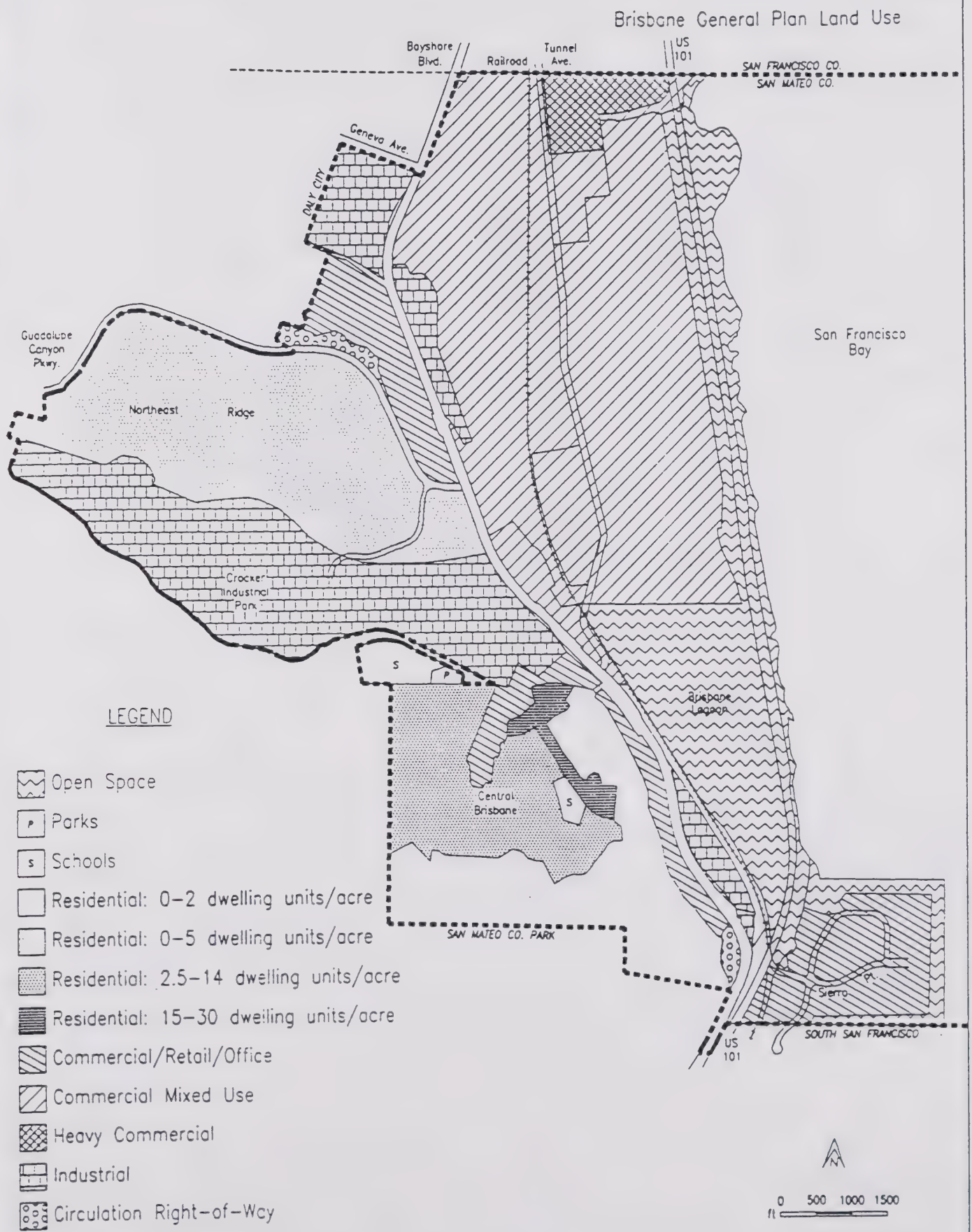
Trade Commercial (TC) represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light industrial, research and development, and uses of a similar character. Public and semi-public facilities and educational institutions may be located under this designation. Repair and maintenance services, such as auto body repair shops, may be conditionally permitted in the implementing zoning districts. In such districts, certain individual or groups of uses may predominate, thus distinguishing the districts one from the other. In the 1994 General Plan Crocker Park, Northeast Bayshore and Southeast Bayshore are designated TC. Also see Planned Development designations.

Figure V-A illustrates the land use designations in the 1980 General Plan as amended in 1991. Figure V-B illustrates the general location of existing land uses at the time of the preparation of the 1994 General Plan.



FIGURE V-A: LAND USE MAP - 1980 BRISBANE GENERAL PLAN,  
AS AMENDED

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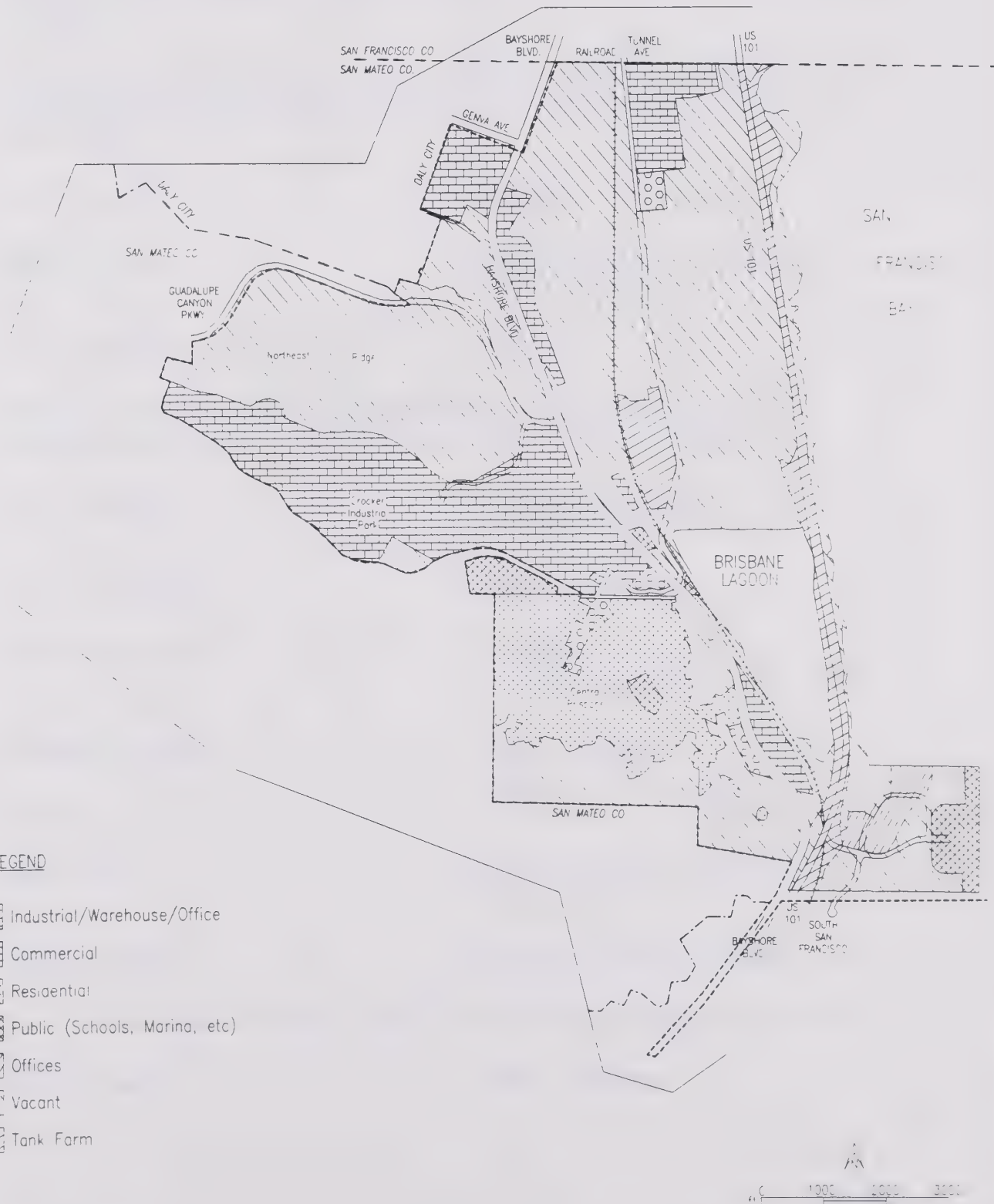


Source: EIR-1



FIGURE V-B - EXISTING LAND USES

L:\P\B\B\1 LAND USE (3/9/86) 04/22/94



Source: Thomas Reed Associates based on Aerial Photo, 1985. Format: Map Checked 3/4/1991

Source: E.P.A.





## Overview

The 1994 General Plan changes several of the land use designations from the 1980 General Plan to be more comprehensive as well as more expressive of their intent. In many instances the uses described in these designations remain essentially unchanged from the prior plan.

Comparing the land use designations in the 1980 General Plan as amended and the 1994 General Plan, the following subareas experience no change in the following land use designations:

Brisbane Acres	Residential 0-2 units/acre
Central Brisbane	Residential 2 1/2 - 14 units/acre 15 - 30 units/acre
Owl and Buckeye Canyons	Open Space

Although new land use designations are given to the following subareas, these designations represent essentially no change in general use from the 1980 Plan:

Central Brisbane	Neighborhood Commercial/ Retail/Office, Open Space
Southeast Bayshore	Trade Commercial
Southwest Bayshore	Subregional Commercial/Retail/Office, Open Space
Northeast Bayshore	Trade Commercial
Beatty	Heavy Commercial, Bayfront
Sierra Point	Sierra Point/Commercial/Retail Office, Bayfront
Northeast Ridge	Residential: 6.23 units per acre

New land use designations and/or uses have been given to the following subareas:

Crocker Park	Trade Commercial
--------------	------------------



Northwest Bayshore	Planned Development - Subregional Commercial/Retail/Office, Marsh, Open Space <i>(to be mapped at a later time )</i>
The Baylands	Planned Development - Trade Commercial, Lagoon, Bayfront
The Quarry	Planned Development - Trade Commercial, Open Space

### **V.3 DENSITY AND INTENSITY STANDARDS**

The Government Code requires that a General Plan include an indication of density and intensity of use for the land use designations in the Plan. The language of the Code reads:

GC 65302(a): The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

These standards represent overall policy objectives that are implemented through the zoning district regulations. General Plan standards represent broad ranges, whereas zoning regulations establish specific development standards, such as height limits, setbacks, coverage and site area, that must fall within the General Plan range. After adoption of a General Plan, the zoning districts are reviewed and amended, as necessary, to bring them into consistency and best reflect the policy direction of the Plan.

#### **Population Density**

The populations that can be expected in an area on a predictable, daily basis for the land use designations in this Plan are represented in Table 5. For the residential designations in the General Plan, population is given in terms of number of residents and for non-residential designations, by number of employees. The residential density is based on the number of housing units per acre and the average household size identified in the 1990 Census.<sup>(1)</sup> For non-residential land use designations, the number of employees per 1,000 square feet of floor area is used. These numbers represent common standards employed for economic analysis.<sup>(2)</sup> Because the 1994 General Plan land use designations contain a range of uses, employee population density is expressed in ranges.

#### **Building Intensity**

The range of building intensity for the various residential land use designations in the 1994 General Plan is listed in Table 5. The intensity is expressed in terms of units per acre.



Building intensity for non-residential designations is expressed in a floor area ratio (FAR) formula. The formula relates the square footage within a building to the acreage upon which it sits. A floor area ratio is a very general indicator which must be further defined in zoning district regulations before any development can occur.

Based on the direction provided by Brisbane citizens through the community surveys described in Chapter I, existing building intensity standards were retained for most of the subareas of the City. For subareas 1, 2, 3, 5, 8, 11 and 13 in Table 5 following, the floor area ratios represent what is permitted under the regulations and Development Agreements in place at the time of preparation of the 1994 General Plan.

Subareas 7, 10 and 12 are designated Planned Development because each of these subareas require extensive site investigation and planning before the most beneficial development patterns can be determined. The policies in Chapter XII require, for each of these subareas, a specific plan and environmental impact report before any development can occur. Until these studies are completed and new information evaluated that can be used to refine the FAR standards, the FARs given in Table 5 represent standards that are comparable to those of subareas with similar uses and environmental constraints.

Specific plans for the Baylands shall distinguish between the areas north and south of the Bayshore Basin drainage channel as shown in Table 5 and further described below:

**Policy 11      Development south of the Bayshore Basin drainage channel shall maintain a low profile, permitting low or mid-rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea.**

It should be noted that the intent of the FARs given for the Baylands in Table 5 is to accommodate diversity in the height and intensity of structures in order to encourage interesting, flexible and variable development. In no event shall the FARs shown in Table 5 be interpreted as permitting the maximum intensities to be established throughout the subarea. The City will expect specific plans to emphasize intensities well below those figures. See Program 330b for further direction addressing the design of buildings and building groups in the Baylands.





## **V.4 LAND USE ALTERNATIVES**

A number of land use alternatives were considered in choosing the land use designations shown in Map I, the 1994 General Plan land use map for each of the 13 subareas that comprise the planning area for the City's General Plan. These alternatives, which were the subject of environmental analysis in the General Plan EIR, were established by means of the following process:

The range of land use alternatives of interest to the community were identified by means of a series of communications with Brisbane voters and businesses through public participation in surveys and workshops. Perspectives on appropriate land uses were obtained first through a mail survey of registered voters that took place in April 1992 and then at "Have Your Say Day" in May 1992. For several subareas, where consensus on land use was not clear from the information already received, an interview survey administered in February 1993 provided the opportunity to ask each respondent for an opinion on a number of land use options. For each potential use, the respondent was asked to indicate whether he/she would "tend to support" or "tend to oppose" it and to identify the uses that would be the first and second priority for these lands. The data from the interviews, mail surveys and workshop records were then used to establish the land use alternatives to be analyzed for environmental impacts according to the following methodology: All land uses supported by 60% or more of the respondents to the voter interview survey were included in Alternative I; all land uses supported by 50-60% of the respondents to the voter survey were included in Alternative II; and all land uses supported by 40-50% of the respondents to the voter survey, and for which substantial interest was exhibited in the mail survey and at "Have Your Say Day," were included in Alternative III. When any major land use contained diverse components, these were identified in the respective alternative.

Table 4 illustrates the range of alternatives by subarea that were considered by the City. Subareas that were already developed or where conditions have remained essentially unchanged have retained land use designations and uses that are the same as or similar to those in the prior General Plan.

For four subareas a broad range of alternatives were considered.

### **Crocker Park**

The 1980 General Plan land use designation for this subarea was Industrial. Specific policies were not established and the types of uses anticipated under an Industrial designation were not identified in the Plan, but references are made in the text to "light industrial" and "warehousing and distribution centers." The assumption was that light industrial uses would be generally beneficial and provide revenues to the City.



Crocker Park was annexed to the City in July 1983 and proved to be a generator of revenues. However, the source is sales tax rather than property tax and is commonly associated with a distribution point as a "point of sale" rather than resulting from a manufacturing activity.

The Background Report on Crocker Park (LEA-3) identified the following types of land uses operating within the Park in March 1992: 38% warehousing, storage, transportation, distribution; 20% contractors, construction trades, repair and maintenance services; 14% professional, administrative, headquarters offices; 10% manufacturing.

Both the business and voter surveys conducted in preparation for the General Plan update identified an interest in a greater mix of uses in Crocker Park than currently exists, especially uses that could provide services to the residents and businesses in Brisbane, including retail sales, personal services, factory outlets, restaurants and health clubs. Although there are structures on all but one of the parcels in Crocker Park, the alternatives analysis focused on encouraging a mixture that includes a greater number of retail, commercial, and manufacturing uses in the subarea.

The new land use designation for the district, *Trade Commercial*, provides for a greater mix of uses, especially retail uses, restaurants, commercial recreation and personal services. Manufacturing and research and development uses, which have the potential to generate industrial impacts in terms of noise and hazardous materials, could be permitted in the zoning district as conditional uses.

### **Northwest Bayshore**

The Northwest Bayshore subarea is composed of several large parcels. Four were designated Commercial/Retail/Office in the 1980 General Plan. The fifth parcel, which contains a PG&E substation, was designated Industrial. Portions of each of these parcels fall within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan.

There was not much policy direction for the Northwest Bayshore subarea in the 1980 General Plan. Under the general heading "Industrial and Commercial," policy #3 referred to the area as follows: "Undeveloped lands west of the Southern Pacific Switch yard (Franciscan Heights) should be developed for retail and office uses." In the subarea descriptions the land was called "Northwest Industrial" and was included with the Southern Pacific Railroad yards. The text raised an issue of "the possibility of establishing a non-contiguous residential neighborhood away from Central Brisbane" in terms of "creating new and extended service requirements and in changing the traditional pattern of a compact, contiguous residential community." It also stated that public sentiment at that time favored a "revenue-producing development."

The parcel at the corner of Bayshore Boulevard and Guadalupe Canyon Parkway was considered as a part of the Northeast Ridge Development application. Under the 1982 Specific Plan, the following uses were given as permitted there: professional offices,





restaurants, coffee shops, financial services, health or fitness clubs or spas and special dwelling groups, such as senior citizen housing.

The alternatives considered for this largely vacant subarea were based on the following combinations of open space and specific urban land uses, which were identified as desirable by voters in recent surveys (open space in all alternatives would consist primarily, but not exclusively, of lands under the jurisdiction of the Habitat Conservation Plan):

Alternative I

*Retail Commercial*

*Restaurants*

*Marsh/Open Space*

Alternative II

*Commercial Recreation* (includes riding stables)

*Single-Family Housing*

*Marsh/Open Space*

Alternative III

*Research & Development/Storage & Distribution*

*Marsh/Open Space*

After consideration of available data, information in the General Plan EIR and public testimony, it was determined that all the uses considered in the alternatives would be retained for this subarea under the *Planned Development - Subregional Commercial/Retail/Office* land use designation, except that residential uses would only be appropriate as a component of a mixed-use project, when combined with or accessory to retail, office or other non-residential uses.

The Baylands

The 1980 General Plan was amended in May 1991 to remove the land use designation Industrial from this subarea. The Industrial designation was a major factor in the largely vacant Baylands becoming a targeted location for hazardous waste collection and treatment facilities in the County Hazardous Waste Management Plan. The Baylands Amendment established a Commercial Mixed-Use land use designation for the subarea and listed the following uses as potentially appropriate if approved following a specific plan and environmental analysis: retail sales, offices, residential uses, bulk sales, open space, recreational facilities, statuary, public and quasi-public facilities, services and utilities, commercial services, hotels, research and development, and educational institutions.

The density/intensity of the area was represented in terms of the maximum impact of a combination of factors, including trip generation, water use, wastewater generation and stormwater flow. However, since the actual holding capacity of the land was unknown, a





specific plan and environmental review was required before any development project could be considered.

Under all the alternatives considered for the largely vacant Baylands subarea, the existing Commercial Mixed-Use designation was renamed *Planned Development-Trade Commercial* and various mixtures of specific uses identified in recent voter and business surveys were considered. The following alternative land use scenarios were considered for future development of the Baylands:

Alternative I

*Small Stores & Shops*

*Offices*

*Bulk Sales*

*Lagoon/Bayfront*

*Recreational Facilities*

*(no golf course)*

*Statuary*

*Public & Semi-Public Facilities*

*Commercial Services*

*Educational Institutions*

*like UCSF*

*administrative offices*

*research laboratories*

*supply storage & distribution*

*medical treatment facilities*

*bookstores*

*Biotechnology Center*

*high-tech. manufacturing*

*Restaurants*

Alternative II

*Medium Size Shopping Center*

*Offices*

*Bulk Sales*

*Lagoon/Bayfront*

*Recreational Facilities*

*golf course*

*Statuary*

*Public & Semi-Public Facilities*

*Commercial Services*

*Hotels/Resorts*

*Research & Development*

*Educational Institutions*

*like UCSF*

*administrative offices*



*research laboratories*  
*supply storage & distribution*  
*medical treatment facilities*  
*bookstores*  
*Biotechnology Center*  
*high-tech. manufacturing*  
*Restaurants*

*Alternative III*

*Major Shopping Center*  
*Offices*  
*Bulk Sales*  
*Lagoon/Bayfront*  
*Recreational Facilities*  
*golf course*  
*Statuary*  
*Public & Semi-Public Facilities*  
*Commercial Services*  
*Hotels/Resorts*  
*Research & Development*  
*Educational Institutions*  
*like UCSF*  
*administrative offices*  
*research laboratories*  
*supply storage & distribution*  
*medical treatment facilities*  
*bookstores*  
*Biotechnology Center*  
*high-tech. manufacturing*  
*Restaurants*

After consideration of available data, information in the General Plan EIR and public testimony, it was determined that all uses considered in the alternatives would be retained under the *Planned Development-Trade Commercial* land use designation and that the uses would be further refined as the zoning districts are formulated and specific plans are submitted for the Baylands.

Leaving alternatives for further analysis does not mean approval at this time or in the future. Much more extensive analysis and environmental review will be undertaken before any specific uses are even considered for approval or disapproval. All of that will be conducted in conjunction with an open and public process.



## The Quarry

The 1980 General Plan did not provide policies for the Quarry except in regard to rerouting truck traffic away from Old County Road. The 1980 General Plan map included just a part of the Quarry lands, which was designated as Open Space with adjacent Owl and Buckeye Canyons. In 1990, American Rock and Asphalt entered into a Quarry Property Agreement with the City that provided for the Quarry to file a series of development applications, including one for annexation to the City, that would, if approved, result in the development of some urban use and some dedication of Open Space after the cessation of quarrying activities. The County of San Mateo is currently considering applications for a new mining permit and reclamation plan for the property. An EIR is underway for that project. Another EIR will be necessary in conjunction with applications made to the City.

The Quarry Property Agreement proposes a future use on the site similar to an extension of Crocker Park and the dedication of the unmined lands as Open Space. A substantial amount of environmental review will be necessary in conjunction with the evaluation of the applications filed under the Quarry Property Agreement. In addition, based on the decrease in the level of quarrying activity in recent months, it does not seem likely that during the ten year planning period the active quarry site will reach the configuration required prior to the development of urban uses. In light of the foregoing, it should be emphasized that the General Plan land use alternatives are broad general designations.

The following alternatives were considered for the Quarry and reflect combinations of Open Space and urban land uses identified as desirable in voter surveys and at "Have Your Say Day":

### Alternative I

*Health Care Facilities*

*Educational Facilities*

*Open Space*

### Alternative II

*Commercial Recreation*

*Open Space*

### Alternative III

*Trade Commercial*

*Research & Development*

*Single-Family Housing*

*Open Space*





After consideration of available data, information in the General Plan EIR and public testimony, it was determined that the following mix of uses would guide the development of zoning district regulations under the *Planned Development-Trade Commercial* designation for the Quarry subarea:

*Open Space*  
*Long-term Health Care Facilities*  
*Educational Facilities*  
*Commercial Recreation*  
*Trade Commercial*  
*Research and Development*

and that single-family housing should not be included in any zoning district due to safety and environmental sensitivities. The need to further examine the environmental characteristics of this subarea prior to the establishment of trade commercial uses is set forth in the following policy:

**Policy 11.1**     **Require the highest level of environmental analysis of the Quarry subarea to disclose the characteristics of the land and its suitability to accommodate new uses.**



**TABLE 4**  
**LAND USE DESIGNATIONS - ALTERNATIVES CONSIDERED BY SUBAREA**

SUBAREA	1980 GENERAL PLAN AS AMENDED	1994 PLAN ALTERNATIVE I	1994 PLAN ALTERNATIVE II	1994 PLAN ALTERNATIVE III
1. Sierra Point	Commercial/Retail/Office Open Space	Sierra Point Commercial/Retail/Office Bayfront	Sierra Point Commercial/Retail/Office Bayfront	Sierra Point Commercial/Retail/Office Bayfront
2. Southeast Bayshore	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
3. Southwest Bayshore	Commercial/Retail/Office	Subregional Commercial/Retail/Office Open Space	Subregional Commercial/Retail/Office Open Space	Subregional Commercial/Retail/Office Open Space
4. Brisbane Acres	Residential 0-2 du/acre	Residential 0-2 du/acre	Residential 0-2 du/acre	Residential 0-2 du/acre
5. Central Brisbane	Residential 2 1/2 - 14 & 15 - 30 du/acre Commercial/Retail/Office	Residential 2 1/2 - 14 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space	Residential 2 1/2 - 14 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space	Residential 2 1/2 - 14 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space
6. Owl and Buckeye	Open Space	Open Space	Open Space	Open Space



**TABLE 4: LAND USE DESIGNATIONS - ALTERNATIVES CONSIDERED BY SUBAREA**

Page 2

7. Quarry	Open Space	Planned Development - Health Care Facilities Educational Facilities Open Space	Planned Development - Commercial Recreation Open Space	Planned Development - Trade Commercial Research and Development Single-Family Housing Open Space
8. Crocker Park	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
9. Northeast Ridge	Residential - 0-5 du/acre	Residential 6.23 du/acre Open Space	Residential 6.23 du/acre Open Space	Residential 6.23 du/acre Open Space
10. Northwest Bayshore	Commercial/Retail/Office Industrial	Planned Development - Retail Commercial Restaurants Marsh/Open Space	Planned Development - Commercial Recreation Single-family housing Marsh/Open Space	Planned Development - Research & Development/ Storage & Distribution Marsh/Open Space
11. Northeast Bayshore	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
12. Baylands	Mixed Use Commercial	Planned Development - Trade Commercial* Lagoon, Bayfront	Planned Development - Trade Commercial* Lagoon, Bayfront	Planned Development - Trade Commercial* Lagoon, Bayfront
13. Beatty	Heavy Commercial	Heavy Commercial Bayfront	Heavy Commercial Bayfront	Heavy Commercial Bayfront

\* See page 73 for detail of uses.





**TABLE 5**  
**1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA**

SUBAREA	LAND USE DESIGNATION	POPULATION DENSITY	NUMBER OF UNITS/ MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE/ OPEN AREA
1. Sierra Point	Sierra Point Commercial/Retail/Office	1.66 - 3.22 E/1,000 1.65 per hotel room	4.8 FAR	Development Agreement
	Bayfront	0	0	100%
2. Southeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
3. Southwest Bayshore	Subregional Commercial/Retail/Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
	Open Space	0	0	0
4. Brisbane Acres	Residential	0 - 4.48 ppa	0 - 2 units/acre	40% per HCP + per Zoning Requirements
5. Central Brisbane	Residential	5.6 - 31.36 ppa	2 1/2 - 14 units/acre	Per Zoning Requirements
		33.6 - 67.2 ppa	15 - 30 units/acre	Per Zoning Requirements
	Neighborhood Commercial/ Retail/Office	1.66 - 3.22 E/1,000	2.4 FAR	Per Zoning Requirements
	Open Space	0	0	100%
6. Owl and Buckeye Canyons	Open Space	0	0	100%
7. The Quarry	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	25% minimum
	Open Space	0	0	100%



TABLE 5: 1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA

Page 2

8. Crocker Park	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
9. Northeast Ridge	Residential	13.95 ppa	6 .23 units/acre*	Per Development Plans
	Open Space	0	0	100%
10. Northwest Bayshore	Planned Development - Subregional Commercial / Retail / Office	1.66 - 3.22 E/1,000	2.8 FAR	25% minimum
	Marsh	0	0	100%
	Open Space	0	0	100%
11. Northeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
12. Baylands	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	south of channel** 0-2.4 FAR north of channel** 0-4.8 FAR	25% minimum
	Bayfront	0	0	100%
	Lagoon	0	0	100%
13. Beatty	Heavy Commercial	0 - 1.23 E/1,000	0 - 1.0 FAR	Per Specific Plan
	Bayfront	0	0	100%

ppa = persons per gross acre

E/1,000 = employees per 1,000 s.f.

\* 97 single family, 268 townhouses and 214 stacked flats approved by Resolution #89-63, Nov. 6, 1989.

\*\* See Policy 11, page 69.



## V.5 LAND USE POLICIES

Question: What do you like most about living in Brisbane:

Respondent: "I like the "touch of country in the City" atmosphere. I like the naturalness of the canyons in which we live--seeing the beauty of the Mountain at all hours...The quietness of Brisbane, its peace, are beautiful. The community is close, vital and neighborly. Care and concern about the type of development, building codes and quality of life is important...Let's uphold a strong standard, high quality of life."

### *General Plan Issues Questionnaire (GP-5)*

The combination of land uses, topography, natural features, subdivision patterns, streets, buildings, landscape, open areas and open spaces makes up Brisbane's physical character. The following pages contain policies and programs pertaining to both the mix of land uses and the physical character of the community. Policies are grouped under six headings: General Principles, Bay and Mountain Setting, Nature and Character of Development, Open Space and Open Areas, Streets, and Subdivision Patterns.

### **General Principles**

**Policy 12**    **Establish a mix of land uses that best serves the needs of the community.**

*Program 12a: When evaluating land uses, consider whether a use would result in adverse impacts on existing and proposed land uses nearby, and whether those impacts can be mitigated.*

**Policy 13**    **Integrate physical, social, environmental and financial elements of the community for the benefit of current and future residents.**

**Policy 14**    **Establish a mix of uses with a diversified economic base to maintain and increase tax revenues and contribute to the City's ability to provide services.**

**Policy 15**    **Adopt development standards which protect and enhance the quality of life in Brisbane.**





*Program 15a: When drafting development standards, consider preserving a sense of openness in the design of structures and sites and the access to sky and sunlight for both new construction and renovation projects.*

- Policy 15.1 Enhance communications and information sharing with adjacent jurisdictions at early stages of project development in order to address issues of mutual concern.**

### **Bay and Mountain Setting**

- Policy 16 Acknowledge the mountain setting and the proximity to the Bay as central factors in forming the physical character of the City.**

*Program 16a: In making land use decisions, consider the proximity of open space on San Bruno Mountain and public views of and access to the Bay as issues to be addressed.*

- Policy 17 Preserve the ridgelines and hilltops in their open state.**

*Program 17a: Prohibit land use changes that would result in development that would break the natural ridgeline.*

*Program 17b: Adopt hillside development standards that protect against ridgeline development through regulation of the siting of structures, location of access, landscape requirements and other pertinent factors.*

- Policy 18 Respect the topography of the Mountain in design and construction.**

*Program 18a: In conjunction with land use development applications, encourage options that minimize grading and transformation of the landform and fit comfortably with the topography.*

- Policy 19 In the context of respecting private property rights, make every effort to preserve and enhance public views of the Mountain and the Bay.**

*Program 19a: Identify and map vistas and view corridors of community-wide value to be preserved and enhanced.*

*Program 19b: Consider amendments to the Zoning Ordinance to provide for site plan review to assure that identified vistas and public view corridors remain accessible for public enjoyment. The review should evaluate building placement, height and bulk.*



*Program 19c: In reevaluating the tree protection ordinance and landscaping requirements, consider the trade off between desirability of foliage versus the preservation of views and access to sunlight.*

### **Nature and Character of Development**

The diversity of structures in Brisbane is central to the existing physical character of the City. It is a reflection of a City that developed lot by lot, of many different hands building to meet individual needs over the years. It is in the nature of cities that structures are built, changed, demolished and rebuilt as the years go by, and that demographic changes, economic factors, safety standards and personal preference affect the size, scale and appearance of development, as well as building codes and zoning standards.

The following policies emphasize Brisbane's desire to retain and continue to encourage diversity and individual expression as changes occur in the built environment, while encouraging quality construction and the upgrading and on-going maintenance of existing structures.

**Policy 20     Retain diversity of development and individual expression in residential and commercial development, especially in Central Brisbane.**

*Program 20a: Review the R and C-2 District regulations to ascertain if amendments would help preserve the diversity of existing development.*

*Program 20b: Consider amendments to the Zoning Ordinance to prohibit issuance of a building permit for a single-family dwelling on a lot of record when the design is essentially the same as that on any immediately adjacent lot.*

**Policy 21     Respect Brisbane's vernacular architectural heritage.**

**Policy 22     Provide clear performance standards in the Municipal Code for the physical character of all land use developments on private property.**

*Program 22a: Consider amendments to the Zoning Ordinance which contain clear and defined standards to protect creativity and diversity in design while addressing issues of height, scale, mass and articulation.*

*Program 22b: Review existing height limits in existing land use districts to determine whether current regulations result in structures appropriate in height and scale to the physical character of the City.*



*Program 22c: Review the residential parking requirements in the Zoning Ordinance to determine their effect on the height, mass and scale of structures and grading implications and whether amendments to the Code should be considered.*

*Program 22d: Establish height limits for new zoning districts, taking into consideration the geology and topography of the area, as well as impacts to adjacent uses.*

*Program 22e: Establish clear and defined performance standards in the Zoning Ordinance for buildings and signs visible from the hillsides of Central Brisbane. Standards should address light and glare, the treatment of roofs and the screening of mechanical equipment.*

*Program 22f: Consider amendments to the Zoning Ordinance to establish standards for protecting the character of the existing residential Central Brisbane subarea, including attention to scale, juxtapositions, views, natural topography and ecological protection.*

*Program 22g: Amend the Zoning Ordinance to prohibit tall smoke stacks and industrial towers.*

*Program 22h: Amend the Zoning Ordinance to require that large parking lots be broken up by landscaped areas and parkway strips.*

**Policy 23      Encourage the maintenance and upgrading of structures and sites that have played important roles in the City's history.**

*Program 23a: Provide courtesy inspections of historic structures and sites to advise owners of needed corrections and repairs.*

*Program 23b: Provide information to owners of historic structures regarding State tax incentives for rehabilitation.*

*Program 23c: Seek official designation of historical structures and sites and pursue all means of ensuring their permanent preservation.*

**Policy 24      Encourage the maintenance and upgrading of residential and non-residential structures to improve safety and appearance.**

*Program 24a: Prevent blight and deterioration by providing public information and enforcing health and safety codes.*





*Program 24b: Seek funding sources, such as low-interest loans and grants for rehabilitation of existing structures, and encourage property owners to take advantage of such programs.*

The physical character of the community is an essential part of the "glue" that holds the community together. Knowing neighbors and merchants, meeting residents as a part of daily business, and attending community events at regular locations all contribute to the sense of community and all are directly affected by the arrangement of the physical environment.

**Policy 25**     **Encourage interaction and involvement among neighbors on a day-to-day basis and foster a sense of security in the community through the design and location of private development and public improvements.**

*Program 25a: Establish the Central Brisbane subarea as the "town center" and the hub of civic activities.*

*Program 25b: As outer areas develop, assure connections and compatibility with the existing community.*

**Policy 26**     **Locate and design commercial recreational facilities and services so as to encourage use by a broad spectrum of Brisbane residents and businesses.**

*Program 26a: Consider access for vehicles, bicycles and pedestrians in conjunction with the siting of commercial services and recreational facilities.*

*Program 26b: Require all commercial services and public facilities to be accessible to persons with disabilities in accordance with State and Federal regulations.*

**Policy 27**     **Provide centrally located public facilities for public services and community events so as to maximize use by Brisbane residents and businesses.**

*Program 27a: As a part of the City's Capital Improvement Planning, consider the need for and appropriate location of public facilities, such as a City Hall, Community Center, Recreation Center and Police Station.*

*Program 27b: Improve the Old County Road site as a central gathering point for community events.*

*Program 27c: Continue to maintain and upgrade the Community Center.*



*Program 27d: In coordination with the School District, continue shared community use of District facilities.*

*Program 27e: Determine the best civic use for the Old Fire Station site on San Bruno Avenue.*

## **Open Areas**

The developed community consists of a pattern of built structures and open areas. Open areas are defined below:

Open areas are parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of "openness" to the development pattern. Open areas include, but are not limited to, setbacks and easements that are landscaped or characterized by native vegetation, gardens and landscaped vegetation. Open areas might also include golf courses, private parks and recreation areas within private developments. An open area may consist of a combination of hardscape and landscape, typical of plazas, sculpture gardens and gathering places. Streets, sidewalks, parking lots and similar improvements, although not covered by structures, do not qualify as open areas.

The policies in this section address only these open areas. (For the definition of Open Space see page 111 and for policies on Open Space and Aquatic Areas, refer to Chapter VII.) Table 5.1 provides examples of the various types of open areas that could be provided in accordance with General Plan policy. To the extent that the development pattern is governed by code requirements that establish parameters for design and placement of improvements, the provision of open areas stems directly from City regulations. Most requirements for open areas will be formulated as part of the zoning regulations. It should be noted that in this chapter, the policy for subareas designated Planned Development establishes a minimum of 25% of the surface land, not including aquatic areas, to be preserved as either open space or open areas.

The following policies and programs speak to the provision of open areas in Brisbane's development pattern and the intent to preserve a sense of openness and avoid the feeling of increasing density.

**Policy 28**     **The establishment of open areas within private developments shall be utilized as a means of preserving unique environmental features on the site or avoiding the appearance of excessive bulk or concentration of structures.**

**Policy 28.1**   **Preserve open areas at the perimeter of the City to maintain Brisbane as separate and distinct from nearby communities.**



**Policy 29**    **Retain sufficient open areas between structures to meet safety requirements, protect privacy and provide opportunities for landscaping.**

*Program 29a: Review the setback, lot coverage and landscape requirements in the Zoning Ordinance to assure adequate open areas in the development pattern.*

*Program 29b: Adopt new zoning regulations, as necessary, with specific qualifying requirements for open areas and square footage and for percentage minimum standards for all development districts.*

*Program 29c: In all multi-structure development proposals, consider the pattern of open areas as an integral part of the development concept.*

**TABLE 5.1**

**Typical Open Areas**

beach	open natural areas
berry farms	outdoor employee break area
bird sanctuary	parcourse
bocci ball courts	parkway strips
botanical gardens	parks
community garden	petting zoos
firebreaks	picnic grounds
fish ponds	playgrounds
gardens	playing fields
golf course	plazas
grassy amphitheaters	sculpture gardens
horse corrals and open arenas	tea gardens
horseshoe courts	topiary
landscaped areas outside the setbacks	tot lots
landscaped creeks and streams	tree farms
landscaped paths, trails	unimproved steep slopes
landscaped patios	wading pools
landscaped setbacks	water elements
landscaped swimming pools	water fountains
large landscaped medians	wetland areas
native plant exhibition areas	wildlife areas
nursery yard	





**Policy 30**     **Retain sufficient distances between development and designated open space and natural areas to enhance and respect the amenity and value of the resource.**

*Program 30a: Establish minimum setback requirements from the Brisbane Lagoon, Levinson Marsh, and other designated aquatic areas consistent with good planning and conservation practices in consultation with the California Department of Fish and Game.*

**Policy 31**     **Combine the benefits of open areas with the establishment of safety buffers and conservation areas.**

*Program 31a: Consider a setback requirement to achieve separation from areas of wildland fire hazard.*

*Program 31b: Consider hillside development standards that retain steep slopes as open areas.*

**Policy 32**     **Respect the historic pattern of open areas in Central Brisbane and retain this character in conjunction with the rehabilitation of existing structures when consistent with good planning and safety practices.**

*Program 32a: Review the Zoning Ordinance for opportunities to retain certain parking and setback nonconformities that contribute to the historic pattern of open areas in Central Brisbane.*

*Program 32b: Review the parking and setback requirements in the Zoning Ordinance to ascertain how the requirements affect the pattern of open areas and whether amendments to the Code could provide more open areas and landscape along the street right-of-way.*

*Program 32c: Underground utilities in conjunction with all new development.*

*Program 32d: If economically feasible, underground utilities in conjunction with street reconstruction.*

**Policy 33**     **Keep open areas and opportunities for landscaping along arterial and collector streets by establishing setbacks from the right-of-way.**

*Program 33a: Examine district regulations to ascertain whether amendments to the Code are necessary to provide adequate setbacks to establish open areas along the right-of-way.*



## **Streets**

Streets serve to bridge the various parts of the community. They are important both in their function and in their physical expression. In Brisbane, residential streets have a unique character based on their relationship to the topography and their historical development. Likewise, some streets serving non-residential areas still reflect their origins as early highways and haul roads.

In cities, with the passage of years, streets require repair and reconstruction as well as modification to meet current safety standards. As vacant lands develop, new streets may be constructed. The following policies address the desired physical character of both new and existing streets in Brisbane (see the chapters on Transportation and Circulation, and Community Health and Safety for additional policies on streets):

**Policy 34**     **In conjunction with safety improvements to existing streets, retain the historic character of the City to the greatest extent feasible.**

*Program 34a: If safety standards are met, retain and enhance unique features such as rock escarpments, retaining walls, "gateways" (such as the entry to Crocker Park) and historic, aged trees.*

**Policy 35**     **Design new streets to be attractive and comfortable for pedestrians and bicyclists, and to safely accommodate vehicular traffic. Street configuration, landscape and signage should all be considered as they contribute to community character.**

*Program 35a: Require landscaping along all major arterial streets.*

*Program 35b: Construct landscaped medians where appropriate in arterial streets.*

*Program 35c: Use drought resistant, water-conserving non-invasive plant materials that reflect local character.*

*Program 35d: Continue to implement a street tree planting and management program and improve it as appropriate.*

*Program 35e: Improve the program for street and directional signs.*

*Program 35f: Prohibit new commercial billboard sites and seek to remove those currently in place.*



*Program 35g: Provide standards in the Municipal Code to assure that abutting properties have adequate separation from travelways and protection from noise and other traffic impacts.*

*Program 35h: Consider funding methods, such as landscape assessment districts, to install and maintain improvements within rights-of-way.*

*Program 35i: Work with appropriate State and County agencies , private organizations, service clubs and property owners to maintain an attractive appearance of major thoroughfares.*

*Program 35j: Encourage environmental groups, local service clubs, individuals and local businesses to "adopt a street" to support litter removal and encourage volunteer beautification projects along streets and remaining rights-of-way.*

*Program 35k: Discourage wind channelization when approving new streets.*

### **Subdivision Pattern**

**Policy 36**     Establish subdivision standards that acknowledge the constraints of topography and the ability to serve parcels with infrastructure to City standards.

*Program 36a: Develop a list with supporting documentation of these constraints, including fiscal, geophysical, ecological, etc.*

**Policy 37**     On an ongoing basis, bring unrecorded subdivisions into compliance with the Subdivision Map Act and City standards.

*Program 37a: Require that unrecorded lots be surveyed and a parcel map recorded before permitting new improvements to be constructed or existing improvements intensified on the property.*





#### FOOTNOTES

1. See Housing Element and background reports GP-2 and GP-3 for further detail.
2. See background report EC-2 for more information on employee density factors.







## CHAPTER VI

# TRANSPORTATION AND CIRCULATION

### GOALS:

*The City of Brisbane will be a place ...*

*Where citizens can travel safely and comfortably from north to south, from the Mountain to the Bay;*

*Where vehicles, pedestrians and bicyclists can access all parts of the City;*

*Where transit service is reliable and available and there is less reliance on the automobile;*

*Where parking issues have been resolved in both residential and commercial areas;*

*Where transportation well serves commercial and industrial businesses; and*

*Where there is an established rational relationship between land use and circulation in place to guide the City toward the future.*





## TRANSPORTATION AND CIRCULATION

### Chapter Index

	<u>Page</u>
Traffic Flow, Convenience and Access.....	98
Level of Service.....	98
North-South East-West Corridors.....	98
Street Standards.....	99
Traffic Safety .....	100
Local Residential Streets.....	100
Arterial Streets.....	101
Truck Routes.....	101
Improvements.....	101
Transit and Transportation Management.....	102
Transit .....	102
Transportation Management .....	103
Parking.....	103
Bicycles.....	104
Routes .....	104
Facilities .....	104
Education and Information.....	105
Pedestrians .....	105
Circulation and Land Use .....	106
Land Use Decisions .....	107



## CHAPTER VI

### TRANSPORTATION AND CIRCULATION

San Bruno Mountain and San Francisco Bay are the major determinants of the geographic layout of the street and highway system serving the planning area. Highway 101, which traverses the planning area, is the major corridor serving the majority of north-south traffic along the San Francisco Peninsula between the Santa Clara Valley and San Jose to the south and San Francisco to the north.

There are no direct connections between Central Brisbane and surrounding cities and Highway 101 other than Bayshore Boulevard or Tunnel Avenue. The performance of these arterials directly affects all traffic access and circulation in the City. Because of the poor condition of portions of Tunnel Avenue, especially the overcrossing, it is Bayshore Boulevard that effectively serves as the spine of the community. Thus, it is the performance of Bayshore Boulevard that is key to traffic circulation and access in the City in this General Plan period.

East-west connections are singularly important, both to relieve Bayshore Boulevard of unnecessary through trips and to maintain the City as a cohesive unit. Because the Tunnel Avenue overcrossing, a privately owned structure, requires reconstruction to meet current standards and access to the overcrossing is restricted, large trucks are forced onto Bayshore Boulevard until they reach an entrance to Highway 101. Should the overcrossing fail in a seismic event, public access to lands and highways east of Bayshore Boulevard would be severely restricted, affecting safety services and evacuation routes.

Figures VI-A and VI-B show the general location of existing major thoroughfares and transportation routes in the planning area and the classification of each thoroughfare. More detailed information on the existing street classification system and truck routes, transit and paratransit services, and major utility transmission facilities are available in the technical background reports on Streets and Highways (TR-2), -Transportation, Carriers and Routes (TR-1) and Utilities (UT-4). These background reports, which are incorporated into this Plan by reference, also contain detailed information on street conditions, traffic volumes and service levels, and analyze the circulation system's capacity,<sup>(1)</sup> its problems and interconnection with regional plans and policies. Additional background reports, also incorporated by reference, address other aspects of the City's circulation system, including Bicycle Routes (TR-3), Parking (TR-4), Airport Access (TR-5), Waterways (TR-6), and Pedestrian Access (TR-7).<sup>(2)</sup>

Figure VI-C illustrates two - changes to the circulation system in the planning area to be considered in the General Plan period. The first is the extension of Geneva Avenue through the Baylands to meet with the Candlestick Highway 101 Interchange. The alignment of the street is not known at this time, which is indicated on Figure VI-C. The second change is a proposed Caltrain Station off Bayshore Boulevard, near the existing SamTrans Park-and-Ride Lot.



Modifications to the circulation system in adjacent jurisdictions, such as improvements to the Geneva/Bayshore intersection in Daly City and the Oyster Point interchange in South San Francisco, will affect the level of service in Brisbane as well. Also, the proposed San Francisco International Airport expansion will affect Highway 101 and, likely, local streets. The Congestion Management Agency is studying the potential effects of the Airport expansion and this information will be forthcoming during the General Plan time frame.

The following policies address existing constraints and proposed changes. Of primary importance are policies that establish maximum land use intensities based on a street capacity analysis, taking into consideration the benefits of new arterial streets, public transit and transportation management programs. Policies and programs to develop east-west corridors, such as the Geneva Avenue Extension, and requirements to bring the Tunnel Avenue overcrossing to safe standards are also set forth in this chapter. In addition, non-motorized access and transit policies are included.

Policies are grouped under seven headings: Traffic Flow, Convenience and Access; Traffic Safety; Transit and Transportation Management; Parking; Bicycles; Pedestrians; and Circulation and Land Use.





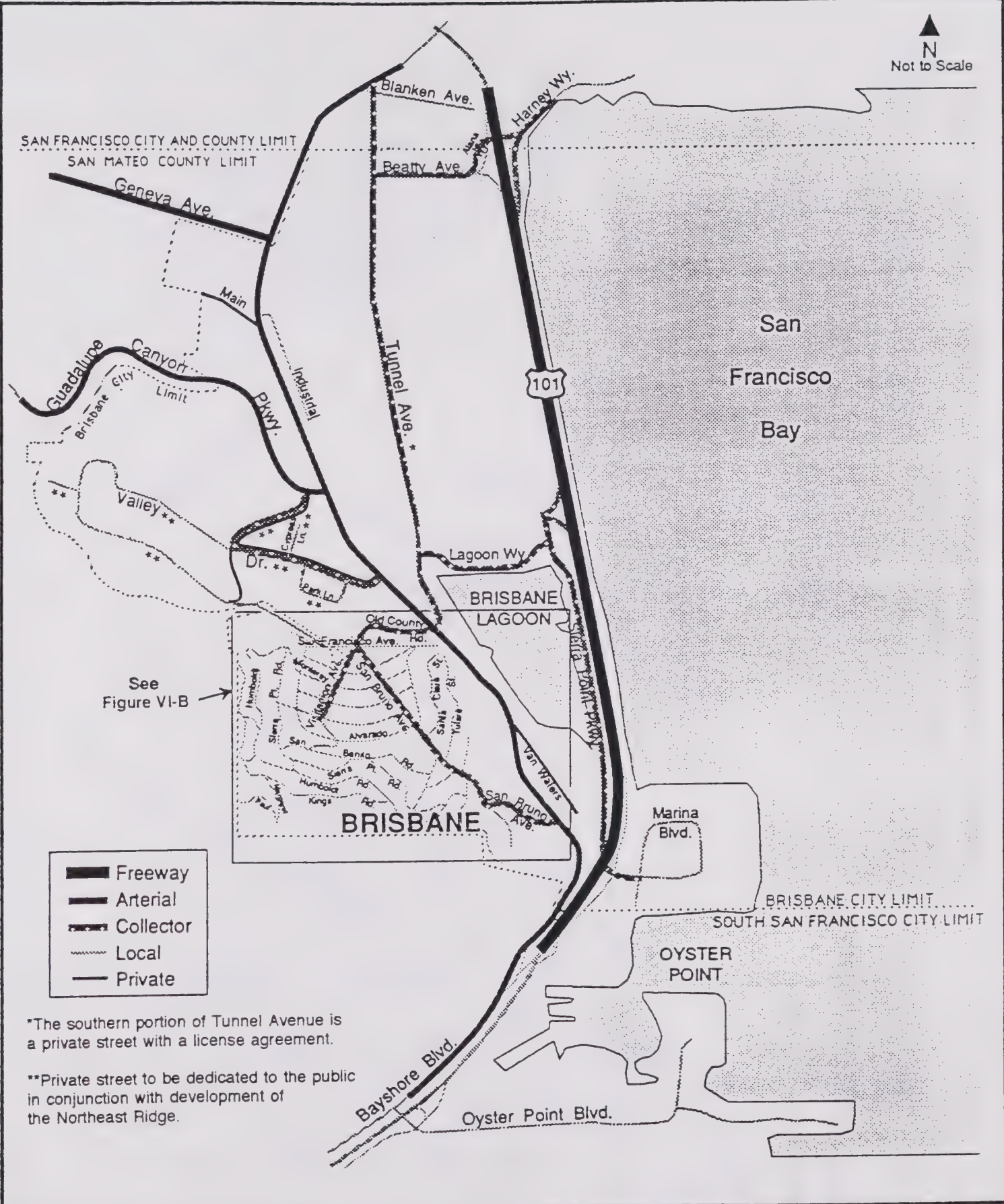


FIGURE VI-A

# EXISTING STREET CLASSIFICATION

Source: TR-2



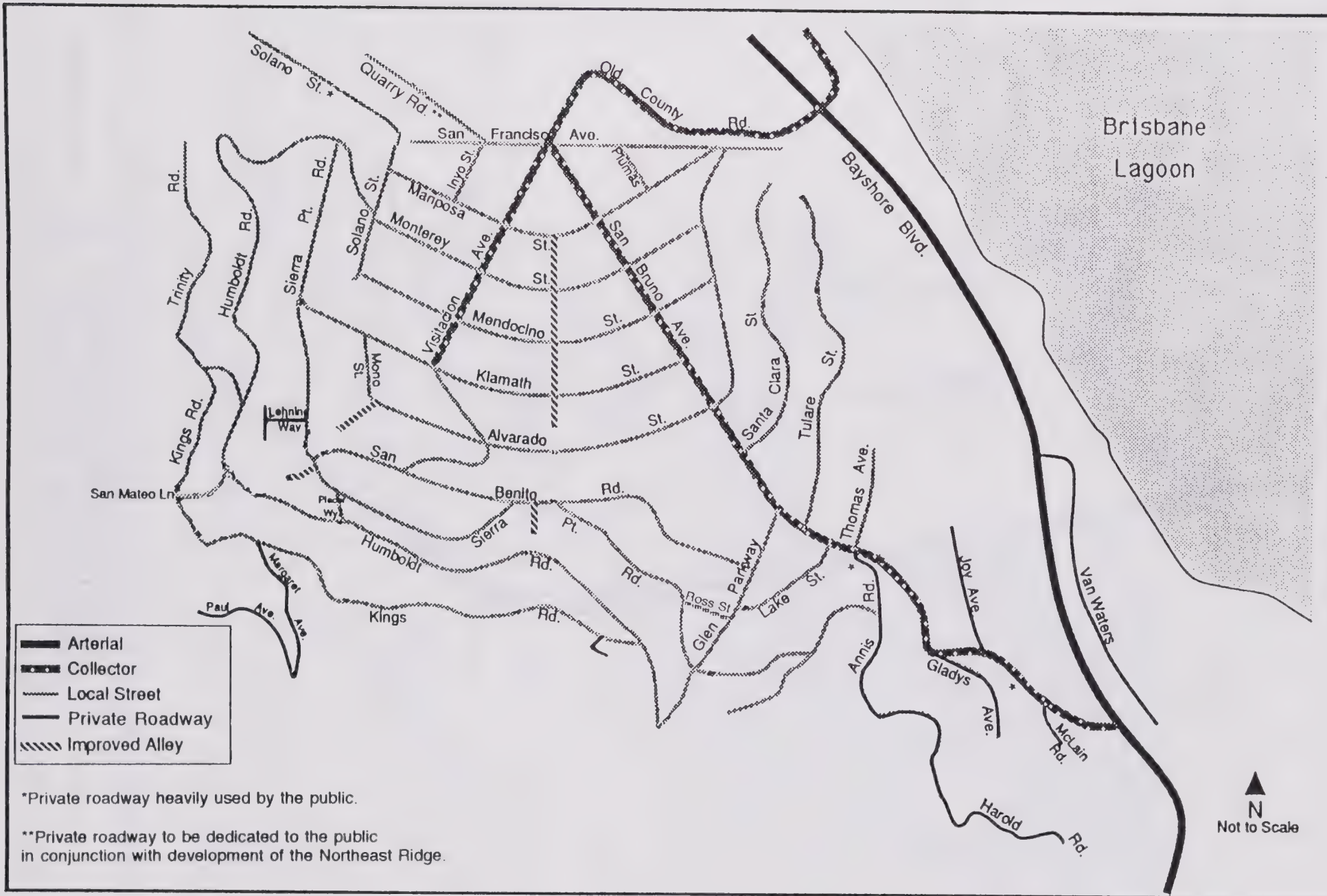


FIGURE VI-B

EXISTING STREET CLASSIFICATION  
(CENTRAL RESIDENTIAL AREA)

Source: TR-2











## **VI.1 TRAFFIC FLOW, CONVENIENCE AND ACCESS**

### **Level of Service**

**Policy 38:** Maintain a level of service on arterial streets that allows Brisbane residents and businesses to comfortably travel across town and to gain access to Highway 101.

*Program 38a: Develop a mitigation plan that identifies improvements to Bayshore Boulevard and other major arterial streets to enhance efficiency and maintain an appropriate level of service.*

*Program 38b: Develop a program of traffic impact fees to fund the mitigations in accordance with the impacts of new and intensified development and in coordination with the Congestion Management Plan, as applicable.*

*Program 38c: In developing an impact fee program, consider the impacts of any development proposal on all affected intersections and street segments in relation to the adopted level of service standards.*

*Program 38d: Consider a traffic impact fee program for joint-benefit transportation projects in cooperation with adjacent cities.*

**Policy 38.1** The level of service for all arterial streets within the City shall not be less than LOS "D" except for the intersections on Bayshore Boulevard at Old County Road and San Bruno Avenue, which shall not be less than LOS "C." The two intersections having LOS "C" shall not be degraded below that level as a result of increased impacts from other intersections within the City and such impacts shall be mitigated as necessary to maintain the LOS "C" standard at the identified intersections.

### **North-South and East-West Corridors**

**Policy 39** Plan for an additional east-west corridor to redirect non-destination traffic away from Bayshore Boulevard and to provide more direct access to Highway 101.

*Program 39a: Establish an extension of Geneva Avenue, connecting with the Candlestick Highway 101 Interchange.*



*Program 39b: Work closely with Caltrans in the design of the Candlestick Highway 101 Interchange to assure the best connection with the Geneva Avenue Extension.*

*Program 39c: Require that all east-west corridor rail crossings are above grade.*

*Program 39d: Require reconstruction of the Tunnel Avenue overcrossing to current codes and safety standards.*

*Program 39e: Require the upgrade of Tunnel Avenue to current codes and safety standards.*

**Policy 39.1** Investigate and pursue alternative means of access to and egress from Sierra Point.

**Policy 39.2** Establish an alternative access route to the Tunnel Avenue overcrossing for emergency vehicles.

### **Street Standards**

**Policy 40** Establish City street standards to provide for adequate traffic flow and safe circulation for both existing and new streets.

*Program 40a: Consult with Caltrans in regard to street standards when a City street is a connector or ramp to a State route.*

**Policy 41** Require a minimum unobstructed street width of 20 feet, as required by the Uniform Fire Code.

*Program 41a: Adopt a minimum width street standard in the Municipal Code and include the findings necessary for granting an exception.*

**Policy 42** In addition to the above, develop residential and commercial City street standards that take into account the following factors as they apply to all streets, but particularly to hillside streets:

**grade**

**topography**

**average lot frontage size**

**number of lots and potential intensity of development**

**maximum block length**

**maximum length of cul-de-sac streets**

**length of street in relation to number of units served**

**turnarounds**



**parking  
secondary access**

*Program 42a: Adopt street development standards which establish requirements for right-of-way dedication, street width, length, turnarounds and access to parcels.*

*Program 42b: Adopt street engineering design standards which establish requirements for horizontal alignment, vertical alignment, pavement crown and, structural section design.*

*Program 42c: Adopt standards for sidewalks, bikeways, signalization, striping and street lighting.*

- Policy 43**      **Require designs for hillside streets to reflect the topography and to minimize grading and large retaining walls.**

*Program 43a: Consider incorporation of small scale parking bays, rolled curbs, and other means of including parking and providing safe clearance on hillside streets.*

## **VI.2 TRAFFIC SAFETY**

### **Local Residential Streets <sup>(3)</sup>**

- Policy 44**      **Maintain and improve local residential streets to accommodate safe access for emergency vehicles and evacuation routes for residents.**

*Program 44a: Continue the emergency access striping program.*

- Policy 45**      **On an annual basis, as a part of the budget and Capital Improvement planning process, consider opportunities to widen hillside streets to a minimum of 20 feet where physically and economically feasible.**

*Program 45a: Investigate the potential of secondary access for emergency vehicles and improved evacuation for streets with long cul-de-sacs.*

*Program 45b: Adopt plan lines for residential streets to identify locations to widen streets and to accommodate additional off-street parking, turn-arounds and secondary access.*

*Program 45c: Investigate the potential of turn-arounds on all streets with cul-de-sacs longer than 500 feet.*





**Policy 46**      **Develop a ten year improvement program for improvements to existing hillside streets to include street widening, turn-arounds and the feasibility of secondary emergency access.**

*Program 46a: Require parking and safety improvements in conjunction with new development and the intensification and improvement of existing residential uses in accordance with the improvement program.*

*Program 46b: Consider an impact fee program to fund acquisition of additional rights-of-way, widening of existing streets to provide additional on-street parking and construction of other safety improvements.*

*Program 46c: Investigate the feasibility of undergrounding utilities to mitigate potential traffic hazards, such as downed lines in a fire.*

**Policy 46.1**    **Post and actively enforce the 25-mile per hour (mph) maximum speed limit in Central Brisbane, investigate creating 10-15 mph speed limit zones where appropriate, and promote a public awareness campaign regarding speed limits.**

### **Arterial Streets**

**Policy 47**      **Maintain traffic flow on arterial streets.**

*Program 47a: Limit and control the number and location of driveways into arterial streets. Encourage adjacent properties to develop common access.*

*Program 47b: Use landscaped medians and islands whenever possible to direct and channel traffic, and to provide safe separation and visual respite.*

### **Truck Routes**

**Policy 48**      **Maintain truck routes to avoid impacts on residential areas.**

### **Improvements**

**Policy 49**      **Establish standards for the improvement of existing streets and the construction of new streets to provide a high level of service.**

*Program 49a: Design major arterial streets to include bicycle lanes, pedestrian facilities and on-street parking.*



*Program 49b: Provide adequate signage on all streets including street names on at least one corner of every intersection and advance warning signs for major entries.*

*Program 49c: Adopt construction standards for durable street improvements such as 6 inch vertical concrete curb and asphaltic concrete pavement and sidewalks.*

*Program 49d: Design all street improvements to be accessible to citizens with disabilities, including pedestrian-activated crossing lights.*

**Policy 50**      **In the design of internal circulation systems for new development or expansions of existing uses, provide for adequate emergency access around all buildings.**

**Policy 51**      **Utilize gas tax, sales tax and other funding sources to implement circulation improvements.**

*Program 51a: Create assessment districts and utilize redevelopment authority, where appropriate, for needed circulation improvements.*

### **VI.3 TRANSIT AND TRANSPORTATION MANAGEMENT**

#### **Transit**

**Policy 52**      **Seek opportunities to install and improve transit facilities and establish multi-modal connections.**

*Program 52a: Support the development of a Caltrain Station. (See Figure VI-C.)*

**Policy 53**      **Encourage SamTrans to install bus turn-offs and shelters and to upgrade service levels.**

*Program 53a: Design for handicapped accessible bus stops in conjunction with any new development and major street improvement.*

*Program 53b: Seek a re-evaluation of the current bus routing and scheduling in order to improve service to residents.*

*Program 53c: Investigate ways to obtain a bus shelter at Bayshore and Guadalupe Canyon Parkway.*

*Program 53d: Provide information to citizens on the availability of transit.*



**Policy 54** Plan for park-and-ride facilities at the Caltrain Station and other major transit stops.

### **Transportation Management**

**Policy 55** Continue participation in subregional and regional transportation agencies.

*Program 55a: Continue active participation in the Congestion Management Agency.*

*Program 55b: Provide information to citizens, employers, and employees, on the benefits of transportation management systems and alternatives to the single-occupant commute vehicle.*

*Program 55c: Provide local incentives for participation in Transportation System Management (TSM) and Transportation Demand Management (TDM) programs and continue to implement same.*

## **VI.4 PARKING**

**Policy 56** Maintain as much on-street parking in residential Brisbane as can be accommodated safely.

*Program 56a: Review off-street residential parking requirements in the Zoning Ordinance to assess impacts on the availability of on-street parking.*

*Program 56b: Adopt standards for driveway widths to preserve on-street parking.*

*Program 56c: Seek means to encourage residents to use their garages for vehicles rather than other purposes.*

**Policy 57** Improve parking opportunities in the Central Brisbane business district and all other commercial areas.

*Program 57a: Investigate establishing a public parking lot or lots.*

*Program 57b: Pursue, as feasible and needed, a downtown parking assessment district.*





## **VI.5 BICYCLES**

### **Routes**

**Policy 58**      **Provide bicycle access to all areas of the City.**

**Policy 59**      **Connect Brisbane's bikeway system to the County bikeway network.**

*Program 59a: Continue to apply for Transportation Development Act (TDA) funds.*

**Policy 60**      **Provide for the safety of bicyclists by dedicating bicycle routes where possible, by installing appropriate signing and striping, and by maintaining the pavement.**

*Program 60a: Install as many Class II bikeways as can safely be accommodated and are economically feasible.*

*Program 60b: Require new development and redevelopment to plan for and construct bicycle routes and parking facilities.*

**Policy 61**      **All new arterial streets and any existing arterials that are improved should provide for bicycle transportation.**

*Program 61a: As a part of the annual budget and Capital Improvement Program development, seek opportunities to upgrade existing and to install new bicycle routes.*

### **Facilities**

**Policy 62**      **Provide or require bicycle parking facilities at major destination points.**

*Program 62a: Include bicycle lockers in park-and-ride facilities.*

*Program 62b: Encourage business and employment centers to provide bicycle parking facilities for their employees.*

*Program 62c: Design bicycle facilities to meet California Department of Transportation Standards.*



## **Education and Information**

### **Policy 63      Provide public information on bicycle transportation.**

*Program 63a: Establish a public information program on bicycle transportation.*

*Program 63b: Establish an educational program on safe bicycle use for students.*

*Program 63c: Make bicycle network maps available to citizens.*

*Program 63d: Promote bicycle use through City publications and at special events.*

## **VI.6 PEDESTRIANS**

### **Policy 64      Provide safe pedestrian facilities throughout the City.**

*Program 64a: As part of the annual budget and Capital Improvement Program preparation, seek opportunities to upgrade and expand the system of pedestrian sidewalks, walkways and trails.*

*Program 64b: Study the possibility of signage on City walkways.*

### **Policy 65      In conjunction with street improvement projects, provide facilities for pedestrians.**

*Program 65a: Develop safe pedestrian access in Crocker Park.*

### **Policy 66      In conjunction with new development, provide pedestrian amenities within the project to connect with other areas of the City.**

*Program 66a: Consider an occasional bench along sidewalks, walkways and trails.*

### **Policy 67      Develop and promote a traffic safety education program for the schools.**

### **Policy 68      Continue to provide a crossing guard program.**



## **VI.7 CIRCULATION AND LAND USE**

Land use, traffic generation and traffic impacts are directly related on the local level. But of all the issues addressed in this General Plan, traffic is the one most directly affected by the decisions of others. Regional land use and transportation decisions can either benefit or severely impact the highways and major arterials in the City. A major regional project, if not properly mitigated, can bring a highway to gridlock. Conversely, the construction of a regional transit system, such as Caltrain, can relieve existing streets and highways of many vehicle trips.

During this General Plan period, substantial work will be undertaken on a regional level to study and develop land use and traffic management programs, as well as expand transit systems. Policies in this General Plan pledge Brisbane to active involvement in the development of these plans and programs.

The land use and circulation policies in this General Plan focus on ways to reduce the negative effects of traffic at the local level on the City's residents and businesses. In essence, the policies:

- Provide a mix of jobs, housing and commercial services in the City to provide the opportunity for Brisbane's residents and businesses to live, work and shop in Brisbane and thus reduce the number of trips outside the community to obtain essential services.
- Provide opportunities for pedestrians and bicyclists to reach all areas of the City and thus reduce dependence on the automobile for local trips.
- Generate a mix of uses to support transit facilities.
- Accommodate uses with differing peak hour trips, so as to minimize impacts on existing and new streets and highways.
- Limit the development capacity of vacant lands to the ability to provide local transportation and circulation, to the provision of transit facilities and to participation in transportation systems management programs.
- Assure adequate and safe access to properties.
- Address the need for adequate on- and off-street parking throughout the City through City efforts and in private development.

The following policies address the relationship between land use and circulation:





## **Land Use Decisions**

- Policy 69** Consider potential traffic impacts and emergency evacuation in making land use decisions.
- Policy 70** Establish standards and criteria for the number of trips per acre that are generated by specific land uses, and establish development capacity for vacant subareas in relation to the capacity of arterial streets and public transit to accommodate the trips generated by the uses.
- Policy 71** For vacant subareas without existing infrastructure, require circulation plans and traffic impact analyses to be submitted as a part of any development application.
- Policy 72** Consider the impacts of transit facilities and Transportation Management Programs in making land use decisions.
- Policy 73** Actively participate in the development and implementation of the San Mateo County-wide Transportation Plan and the Congestion Management Plan (especially the land use impact part thereof) to improve circulation systems, to develop alternatives to automobile dependence for land use proposals and to assist in making transportation-sensitive land use decisions.
- Policy 74** Developers and property owners who wish to build on their land where City streets do not currently exist shall dedicate right-of-way and improve the streets to City standards at their own expense.
- Policy 75** Ensure access to properties in making land use decisions.
- Program 75a: In reviewing building permit, subdivision and other development applications, distinguish whether the subject property has access from public streets, private streets, private roadways or through private lands. Obtain from applicants evidence of a legal right of access to their properties.*
- Policy 76** Ensure that all land use development applications for a primary or secondary dwelling unit have adequate and legal access which complies with City street standards. Where a building site does not front directly on a public street, legal and adequate access, which complies with City street standards, shall be provided from the public street to the building site.



- Policy 77** Discourage the establishment of new private streets, private roadways and accessways.
- Policy 78** Encourage the improvement of existing private streets, private roadways and easement accessways to City standards and the dedication of the right-of-way to the City after improvements are installed.
- Program 78a: Consider taking public action to make private roadways in residential areas which are regularly used by the general public into City streets after they are improved to City standards. (See Figures VI-A and VI-B).*
- Policy 78.1** Require exactions and develop an impact fee program for new development and improvements to property to improve and maintain substandard streets to minimum safety standards.
- Policy 79** Monitor land use decisions under consideration by adjacent jurisdictions and their potential effect on Brisbane's streets. Comment through the public process in that jurisdiction and County-wide, and request mitigations as appropriate.
- Policy 80** Monitor regional developments and their effects on Highway 101 and Bayshore Boulevard to evaluate circulation impacts. Comment through the public process and request mitigations as appropriate.



## FOOTNOTES

1. See also, Brisbane Traffic Management and Capacity Study Update, Wilbur Smith Assoc., April 1993.
2. See Chapter X, Community Health and Safety, for more information on circulation-related safety and utility issues.
3. See TR-2, pp. 1-13, for detailed descriptions of street classifications.









## CHAPTER VII

# OPEN SPACE

### GOALS:

*The City of Brisbane will be a place...*

*Where open space lands have been set aside to protect the natural environment;*

*Where outdoor areas provide recreational open space and educational opportunities;*

*Where open space and natural areas provide respite to both residents and businesses; and*

*Where residents reciprocate by respecting and maintaining the land and the waters for future generations.*



## OPEN SPACE

### Chapter Index

	<b><u>Page</u></b>
Existing Parks, Aquatic and Open Space Resources .....	111
Open Space, Aquatic Areas and the Natural Environment .....	115
Future Parks and Open Space Resources .....	117
The Open Space Plan .....	118





## CHAPTER VII

# OPEN SPACE

Government Code Section 65560(b) defines "open space land" as "any parcel or area of land or water which is essentially unimproved and devoted to an open space use.. and which is designated on a local, regional, or State open space plan as any of the following: (1) open space for the preservation of natural resources...; (2) open space used for the managed production of resources...; (3) open space for outdoor recreation...; and (4) open space for public health and safety." For the purposes of the 1994 Brisbane General Plan, the land use designation "Open Space" is reserved for lands that are essentially unimproved and dedicated or proposed to be dedicated to the public for outdoor recreation and /or the preservation of biotic communities. Aquatic areas that are in whole or part in private ownership, such as the Brisbane Lagoon, are not designated Open Space, but are given an aquatic designation denoting the unique nature of each resource. Areas of land that are essentially unimproved and which are in private ownership are called "open areas." These areas are not designated on the land use maps, and are addressed by the policies in Chapter V of this Plan.

### VII.1 EXISTING PARKS, AQUATIC AND OPEN SPACE RESOURCES

A comprehensive survey of existing and planned parks and open space was undertaken by a joint committee of the Parks, Beaches and Recreation and Planning Commissions. They evaluated the type and amount of parks and open space available to Brisbane residents against the standards of the National Recreation and Parks Association. They found that, although the NRPA standards were useful in gauging the amount of parkland considered appropriate for a residential population, several of the definitions did not comfortably apply to the configuration of Brisbane and therefore needed to be amended. They also found that the NRPA standards did not address parks and open space needs of a non-residential population.

The background report on Existing and Planned Parks, Recreation, Historic & Cultural Resources, OS-1, updated and republished in March 1994, reflects the work of the Commissions. The report concludes that in most categories, Brisbane currently meets or exceeds NPRA standards for parks and open space for residential populations based on acreage per 1,000 population. The following Table 6 summarizes this analysis. However, the public desires additional open space.

The policies in this chapter and in Chapter VIII of this Plan address maintaining and enhancing parks, open space and aquatic areas over the ten-year General Plan period and increasing the amount of parks and dedicated open space to continue to meet the needs of the community.



TABLE 6

## 1994 GENERAL PLAN PARKS STANDARDS

A.

MINI/NEIGHBORHOOD/LINEAR PARKS		
Mini Park--a small-scale outdoor area for limited public or private park and recreation uses.		
	Total Acreage	Ratio
1994 Existing:	1.0+/- acres Marina par course/ picnic area; Community Center Park; Plug Preserve; Joy Condominiums yard area	0.3+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	1.25+/- acres Northeast Ridge Neighborhood III recreation area	0.3+/- acres per 1,000 projected residential population
Neighborhood Park--a public area of at least 0.5 acre for a range of recreational activities, such as field games, court and playground games, crafts or picnicking, including school/park facilities.		
	Total Acreage	Ratio
1994 Existing:	22.5+/- acres Marsili Field; Lipman School/courts; Kids & Things/court; Brisbane Elementary; Firth Park	7.6+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	23.2+/- acres Northeast Ridge Neighborhood I-South recreation area	5.5+/- acres per 1,000 projected residential population
Linear Park--A long, narrow area used for one or more varying modes of recreational travel, such as hiking, biking or horseback riding, including built or natural corridors, such as utility rights of way, fire roads and canyons.		
	Total Acreage	Ratio
1994 Existing:	7.4+/- acres Sierra Point public access trail; Bicentennial Walkways	2.5 acres per 1,000 existing residential population
COMBINED STANDARD FOR MINI/ NEIGHBORHOOD/ LINEAR PARKS:		Minimum of 10.5 acres per 1,000 residential population, representing continuation of the 1994 existing level of service.



B.

COMMUNITY PARKS		
Community Park--a public area of at least 2 acres in size serving the residential and business communities, such as outdoor community gathering places or multi-use recreational complexes.		
	Total Acreage	Ratio
1994 Existing:	0 acres	0 acres per 1,000 residential population
Existing + Planned with Northeast Ridge:	8.5+/- acres Community Park (Old County Road); Northeast Ridge school/park site	2.0 acres per 1,000 projected residential population
STANDARD FOR COMMUNITY PARKS:	Minimum of 8 acres per 1,000 residential population, representing the top of the range of the NRPA standard.	

C.

SPECIAL RECREATIONAL USE	
Special Recreational Use--A structure for specialized or single purpose recreational activities.	
1994 Existing:	5 structures  Sierra Point Fishing Pier; Marina; Harbor Master building; Kids & Things building; Community Center building.
STANDARD FOR SPECIAL RECREATIONAL USE:	To be determined by City facilities study.





D.

CONSERVANCY		
Conservancy--An area of protected and managed natural/cultural resources.		
	Total Acreage	Ratio
1994 Existing:	84.6+/- acres Owl and Buckeye Canyons; Sierra Point Canyon; Costaños Canyon; Firth Canyon	28.7+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	220+/- acres Northeast Ridge habitat	52+/- acres per 1,000 projected residential population
STANDARD FOR CONSERVANCY:	66 acres per 1,000 residential population, representing existing, Northeast Ridge dedication, and 40% conservation of the "Brisbane Acres" per the HCP.	



## **VII.2 OPEN SPACE, AQUATIC AREAS AND THE NATURAL ENVIRONMENT**

Brisbane's unique natural setting provides unparalleled access to open space and recreational opportunities unique to the San Francisco Bay Area. As noted in Table 6, the majority of existing open space in the General Plan planning area is composed of parks which are ecological reserves and areas conserved for endangered species, including San Bruno Mountain State and County Park, and Owl and Buckeye Canyons. Within the City Limits, Sierra Point, Firth and Castanos Canyons preserve the San Bruno Mountain eco-system. The Bay, Brisbane Lagoon and the Marsh in the Northwest Bayshore subarea are aquatic resources, each a special environment. Brisbane's love of nature and pride of setting makes appropriate access to and preservation of open space one of the highest priorities of General Plan policy.

The following policies reflect the community's strong interest in designating and preserving open space during this General Plan period.

**Policy 81**     **The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.**

**Policy 81.1**   **Work to preserve open space lands to protect the natural environment and to provide outdoor educational and recreational opportunities consistent with the sensitivity of the resource.**

**Policy 82**     **Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.**

*Program 82a: Educate the public of the continued threat of invasive species through the Brisbane Star.*

**Policy 83**     **Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.**

*Program 83a: In the official actions of the City, including resolutions and ordinances, recognize the importance of maintaining and preserving the natural eco-system and beauty of San Bruno Mountain.*

*Program 83b: Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.*



*Program 83c: Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.*

*Program 83d: Provide an annual report to the City Council on Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City..*

**Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.**

*Program 84a: Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the Mountain and by encouraging supervised volunteers in protection and preservation efforts.*

*Program 84b: Through public school programs, encourage and promote San Bruno Mountain as an educational resource.*

*Program 84c: Lobby and work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.*

*Program 84d: Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.*

*Program 84e: Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.*

*Program 84f: Provide an annual report to the City Council and the community of all activities pertaining to the acquisition, preservation and appreciation of San Bruno Mountain, including information from the HCP manager.*

**Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.**

*Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.*

*Program 85b: Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic resources.*

*Program 85c: Provide information to citizens on the eco-systems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.*





*Program 85d: Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic eco-systems.*

**Policy 86 Provide access to natural areas consistent with the nature of the resource.**

*Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.*

*Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.*

*Program 86c: Examine the potential to extend a pedestrian and bicycle trail between Sierra Point and the Candlestick Recreation Area along the Bay to the east of Highway 101 in cooperation with regional efforts to obtain the same objective.*

**VII.3 FUTURE PARKS AND OPEN SPACE RESOURCES**

The following policies address the provision of parks and open space during the General Plan ten-year time frame. See Chapter VIII for policies and programs on recreational programs and facilities.

**Policy 87 Maintain parks and open space to serve the community equivalent to or greater than the acreage/population standards set by the National Recreation and Parks Association.**

*Program 87a: Use the standards in Table 6 as guidelines for the provision of parks and open space for the community*

**Policy 87.1 Publicly dedicated open space both in and around the City shall be preserved. The City shall therefore discourage and oppose any attempted conversion of such dedicated open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.**

**Policy 88 Develop parks to maximize passive recreational opportunities.**

*Program 88a: Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities.*

*Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site.*

*Program 88c: Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities in conjunction with the mitigation requirements for development projects.*



**Policy 89**     **Work with local employers to preserve open space and to develop outdoor open areas that would benefit employees as well as residents during and after the work day.**

*Program 89a: Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.*

#### **VII.4 THE OPEN SPACE PLAN**

Government Code Section 66564 requires the City to prepare an Open Space Plan that contains an action program consisting of specific programs the City intends to pursue in implementing the Plan. The required goal of the plan is the comprehensive, long-range preservation and conservation of open space lands within the jurisdiction. Under the definition of Open Space in the 1994 Brisbane General Plan, ownership by a public agency is an integral part of long-term preservation efforts.

The economic climate at the time of the preparation of this General Plan makes it very difficult for public agencies to acquire open space. Cities throughout the State are losing revenues, reducing staff and cutting back on critical services. The same is true of other agencies. There have been no new programs to fund open space acquisition developed at the State or Federal level. The only hope for grant funding comes from citizen initiatives. Any open space plan must take into account the lack of predictable funding for land acquisition.

To address this difficult issue and to assist in drafting the Open Space Plan contained in this chapter, several questions pertaining to open space acquisition were included in the General Plan alternatives survey. Respondents were asked to give their views on whether the City should acquire most of the private undeveloped lands in Brisbane for open space or whether the City should allow owners to develop these lands if public benefits, including open space, would be forthcoming. Figure VII-A illustrates the response: 58% of respondents chose development with public benefits. Respondents were then asked to state their preferences for these public benefits. The response is illustrated in Figure VII-B: open space is among the top five priorities.



FIGURE VII-A

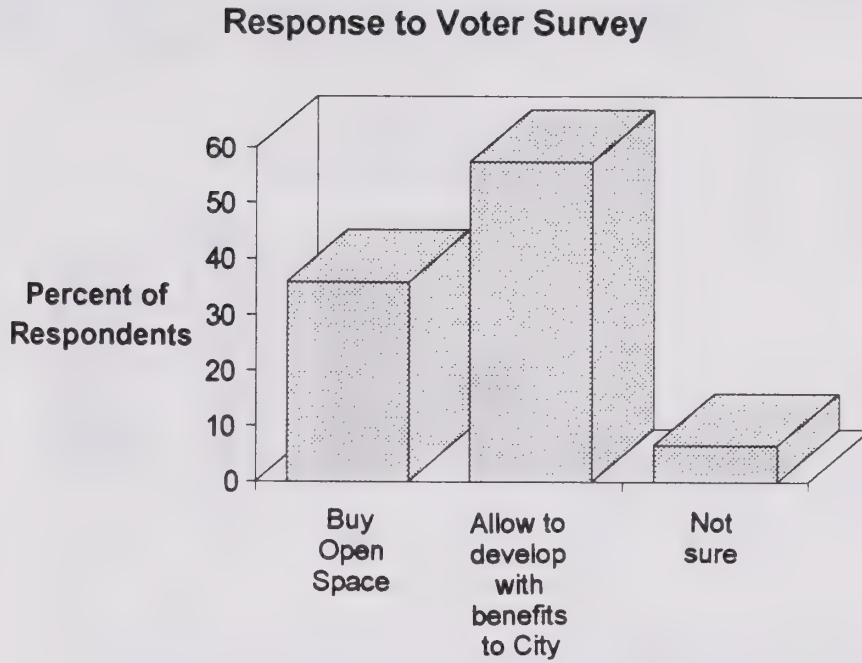
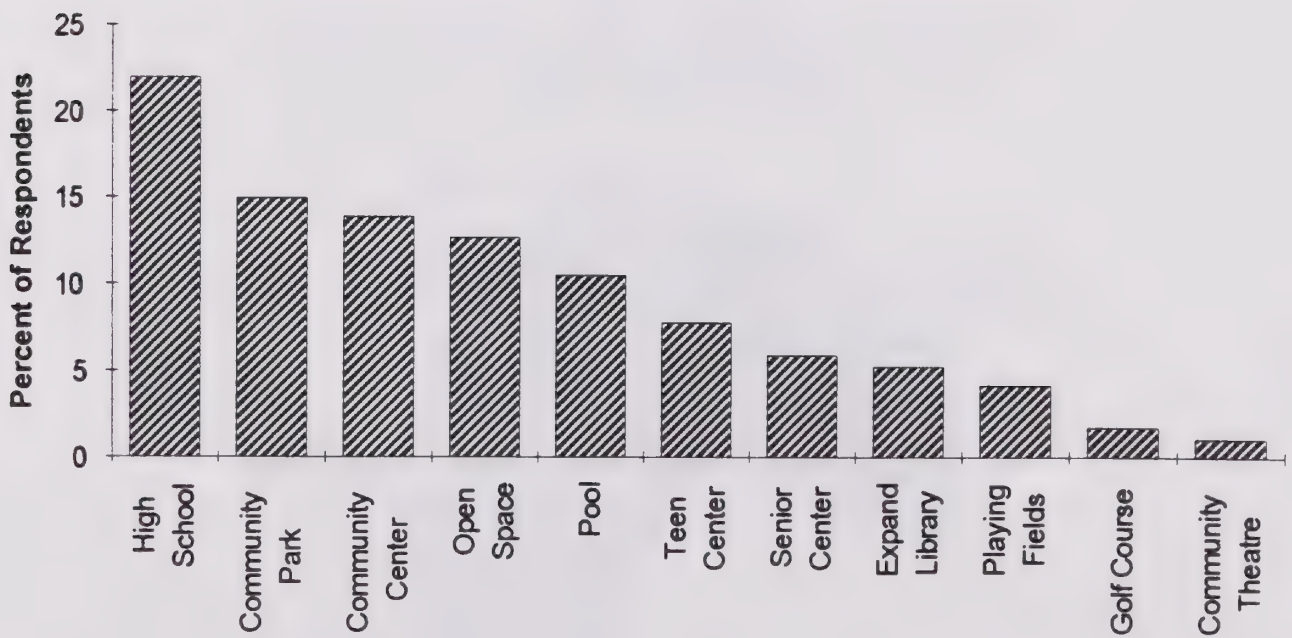


FIGURE VII-B

**Highest Priority for Contributed Public Improvements**

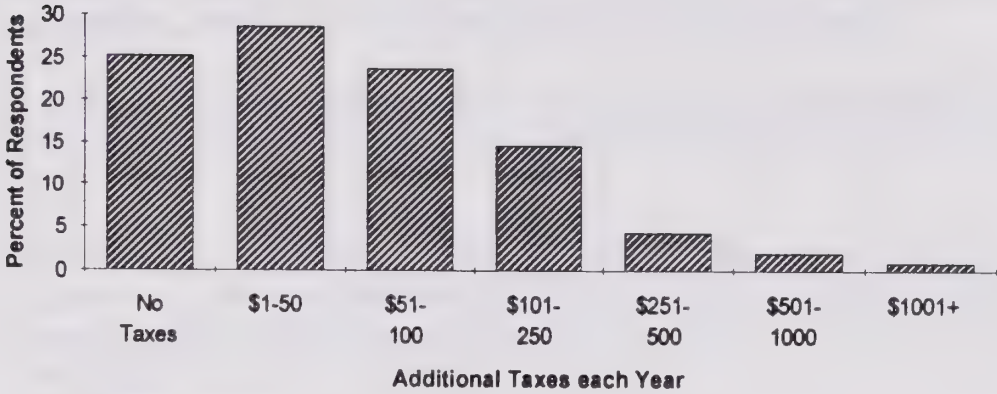






To test the strength of local commitment to open space acquisition, respondents were asked whether and to what extent they would be willing to contribute to acquire open space. A full 75% of respondents said they would be willing to contribute some amount of funds annually. This is considered an exceptional response in the current economic situation. This is illustrated in Figure VII-C.

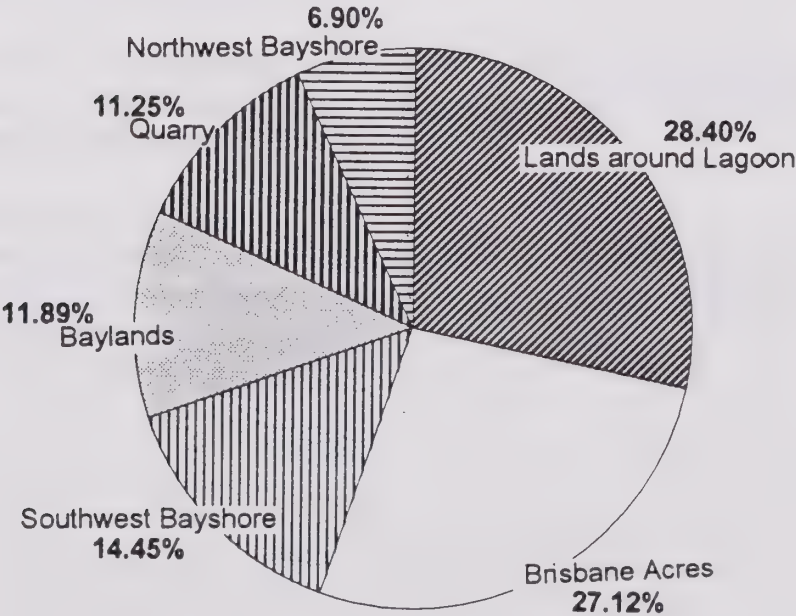
**FIGURE VII-C**  
**Response to Voter Survey**



**Survey Question:**  
*"Assume that any purchase of privately owned land for open space use must be paid for out of City tax revenues. If the City were to follow your own priorities for open space purchases, how much would you and members of your household be willing to pay each year in additional taxes over a 25-year period to purchase such open space?"*

Respondents were also asked to identify their highest and second highest priority for open space acquisition for public use. Lands around the Lagoon and the Brisbane Acres were chosen by the greatest number of respondents.

**FIGURE VII-D**  
**Combined Highest and Second Highest Priority for Open Space Purchase**





The following policies are based on these responses. They establish an "opportunistic" strategy for open space acquisition. The policies commit the City to maximize opportunities for open space preservation, to establish priorities and designate responsibilities, and to seize opportunities for the preservation of open space whenever they arise.

**Policy 90** On an ongoing basis, aggressively seek opportunities to preserve open space.

**Policy 91** Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.

*Program 91a: On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value.*

*Program 91b: In conjunction with all new development and the redevelopment of existing uses, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space and/or in-lieu fees for open space acquisition .*

**Policy 92** Follow the priorities indicated by citizens in the General Plan survey for the acquisition of open space for preservation of natural areas and recreational potential.

**Policy 93** Establish an implementation program for open space acquisition.

*Program 93a. Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms.*

*Program 93b: Establish an open space fund to consolidate in-lieu fees, donations, and grants so as to be ready to acquire open space as funds are sufficient and opportunities arise.*

*Program 93c: Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.*

*Program 93d: Provide an annual report to the City Council on the state of the open space resources in the community, ,the amount and type of open space land, the needs for operating and maintaining existing lands, and new acquisitions and funding sources.*



*Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement Program development process.*

*Program 93f: As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs.*

*Program 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.*

*Program 93h: For reference and assistance in establishing open space priorities, prepare a comprehensive map of vacant lands in the planning area and update the map annually.*

*Program 93i Investigate establishing or joining special open space acquisition districts.*

*Program 93j: Investigate the possible benefits and disadvantages of an expansion of the Golden Gate National Recreation Area into the eastern and northern peninsula of San Mateo County.*

*Program 93k: Consider establishing an environmental commission of local citizens to help advise the City Council on open space acquisitions and environmental matters in general.*

*Program 93l: On an annual basis, send out a letter to all property owners of potential open space, to see if they would like to donate it to the public.*





The following Table 7 establishes a timeline and responsible party for each of the policies in the Open Space Plan.

**Table 7**  
**Open Space Plan Implementation Programs**

<b>Policy/ Program</b>	<b>Product</b>	<b>Responsibility</b>	<b>Review/Approval</b>	<b>Timeline</b>
#90	Seek opportunities to preserve open space and natural areas.	All City Departments, Citizens & conservation groups		Ongoing
#91	Explore options.	All City Departments, Citizens & conservation groups		Ongoing
#91a	Pursue funding sources.	All City Departments, Citizens & conservation groups		Ongoing
#91b	Require dedications and/or in-lieu fees.	Planning Department	City Council Planning Commission	Ongoing
#92	Follow priorities in General Plan Survey.	All City Departments	City Council Planning Commission	Ongoing
#93	Establish implementation program for acquisition.	Planning Dept, Parks & Recreation Dept., Public Works Dept., Finance Dept.	City Council Planning Commission	1994-95
#93a	Consider means of funding.	Finance Department	City Council	Ongoing
#93b	Establish open space fund.	Finance Department	City Council	1994
#93c	Encourage volunteer efforts to support open space acquisition.	All City Departments, Citizens & conservation groups		Ongoing
#93d	Provide annual report to City Council.	Planning Dept, Parks & Recreation Dept., Public Works Dept., Finance Dept.	City Council	Annual
#93e	Establish open space priorities.	Planning Dept, Parks & Recreation Dept., Public Works Dept.,	City Council Planning Commission Parks, Beaches & Recreation	Annual



Table 7: Open Space Plan Implementation Programs  
Page 2

#93f	Provide information on plans & programs of other agencies.	Planning Dept, Parks & Recreation Dept., Public Works Dept.,	City Council Planning Commission Parks, Beaches & Recreation	Annual
#93g	Review for conformance with agency plans.	All City Departments	City Council Planning Commission Parks, Beaches & Recreation	Annual
#93h	Prepare and maintain map of vacant lands.	Planning Department	City Council	Consider in the 1995-96 Budget
#93i	Investigate establishing or joining open-space acquisition district.	Planning Department	City Council	Consider in the 1995-96 Budget
#93j	Investigate expansion of Golden Gate Recreation Area.	Planning Department	City Council	Ongoing
#93k	Consider establishing environmental commission.	Planning Department	City Council	1994-1995
#93l	Letter to property owners re: donations.	Planning Department	City Council	Annual









## CHAPTER VIII

# RECREATION AND COMMUNITY SERVICES

### GOALS:

*Brisbane will be a place where...*

*Recreational opportunities and facilities allow residents and businesses to join together for play, health and learning;*

*Academic, recreational and artistic education and guidance of the young is valued;*

*Residents and businesses share resources and assist one another; and*

*Residents and families with special needs are supported.*



## RECREATION & COMMUNITY SERVICES

### Chapter Index

Recreation/Educational Facilities .....	126
Recreational Facilities .....	126
Educational Facilities .....	129
Recreational & Community Programs .....	130
Programs and Events .....	130
Pre-School and School-Age Activities.....	131
Seniors' Activities .....	132
Teen Activities.....	132
Marina Activities.....	133
Special Needs.....	133
Childcare .....	134
Residents with Mobility and Self-Care Limitations, the Frail Elderly and the Disabled .....	135



## CHAPTER VIII

# RECREATION AND COMMUNITY SERVICES

"Some call Brisbane 'The City That Grew Out of the Depression.' But many of us call it, 'The City With A Heart.' We've had a lot of dissension here, but to me it reminds me of a big family. In most big families, the brothers and sisters argue, but when the chips are down, they have a heart."

Dorothy Radoff

City Historian

*A Spirit of Independence*(1)

Recreation and Community Services are very important to the Brisbane Community. It is through interaction and participation in recreational programs, community events and volunteer activities that members of the community get to know each other and share a common purpose.

By providing and assisting other providers to offer quality programs, by encouraging and supporting volunteer activities and by meeting special needs, the City establishes an environment that expresses concern for the well-being, education and safety of its citizens.

This chapter has several components: It examines the community's needs for recreational and educational facilities; it establishes policies to provide such facilities; and it identifies special needs that must be addressed, including those of seniors and youth.

### VIII.1 RECREATIONAL /EDUCATIONAL FACILITIES

#### **Recreational Facilities**

The City, although surrounded by vast open space for outdoor recreation, owns very few facilities where active recreation can take place. In fact, the playground and adjacent tennis court at Kids 'n Things Children's Center, the Marina and its fitness course and fishing piers, Firth Park and the Brisbane Community Center are the City's only holdings.<sup>(2)</sup> Under a joint use agreement with the Brisbane School District, the City is allowed to use the District's youth baseball and multipurpose playing fields and junior high school gymnasium. The City also rents land for a softball field at Sierra Point. As part of the Northeast Ridge conditions of approval, funds have been deposited for new recreational facilities, although operation of the facilities will be dependent on the City's

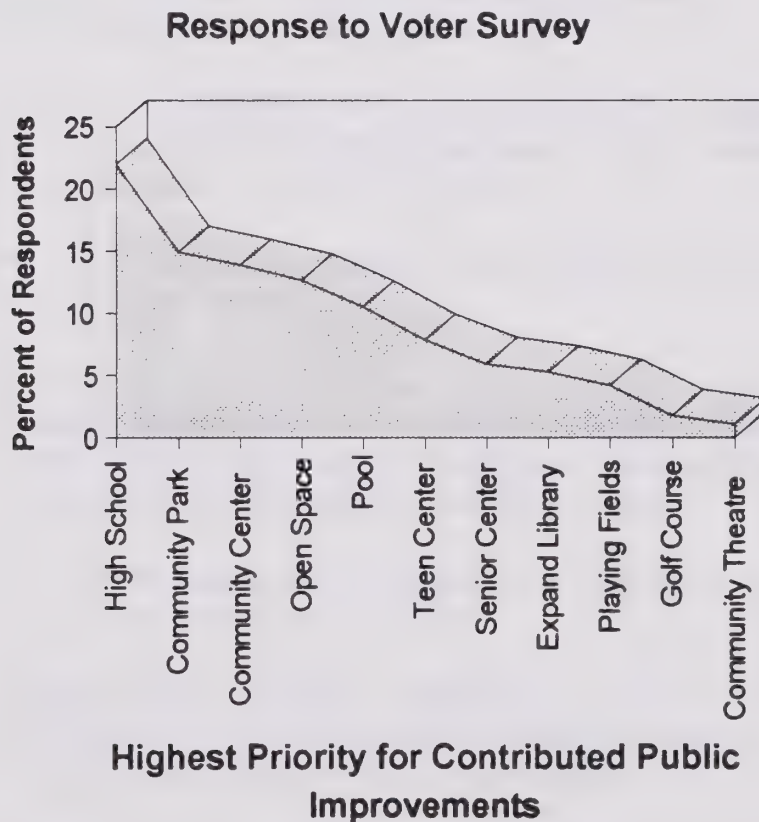




ability to budget for annual operating costs. The challenge during this General Plan period will be to maintain and improve existing facilities and to maximize opportunities to add new facilities.

As a part of the General Plan alternatives survey, respondents were asked to state their preferences for public facilities that could be donated to the community. Figure VIII-A illustrates the voter responses. The top choices were a high school, a community park and a community center. Some progress has already been made toward obtaining a community park and a community center, both of which are generally considered "passive" recreational facilities, available for classes or gatherings rather than for basketball or team efforts. A public community center has been approved on the Northeast Ridge, the development of a community park at the Old County Road site is currently underway and a fund has been established for a swimming pool. A City Council subcommittee is studying the City's facility needs and potential locations.

FIGURE VIII-A





- Policy 94**      **Facilitate a public process to set priorities and establish the ability to operate active and passive recreational facilities.**
- Policy 95**      **Provide recreational facilities that accommodate community activities, meet national standards, are accessible in accordance with State and National standards, and contain the necessary components for multiple uses and community enjoyment.**
- Program 95a: Prepare a list of public facilities available for community uses, the hours they are open to the public, and the requirements for use. Periodically update and distribute the facility list throughout the community.*
- Policy 96**      **Condition, as appropriate, new developments to construct, maintain or provide for new recreational facilities, amenities and opportunities.**
- Policy 96.1**    **Consider adopting a policy to require a percentage set aside for art as part of any development project.**
- Policy 97**      **Encourage the development of private sector recreational facilities, such as commercial playing fields, bowling alleys, health clubs, performing arts facilities and theaters.**
- Policy 98**      **Maximize the extended use of existing public facilities for year-round and evening activities.**
- Policy 99**      **For all recreational facilities, consider the inclusion of restrooms, drinking fountains, pay phones, security lighting, adequate parking, storage, facilities for trash recycling and, where appropriate, food preparation and/or vending/concession facilities.**
- Policy 100**    **Investigate opportunities for joint public-private development of commercial recreational facilities.**
- Program 100a: Develop a needs analysis for recreational facilities including a study of various means of funding the acquisition, as well as the operation and maintenance of the facilities.*
- Program 100b: Consider a recreation impact fee program for all new development.*
- Program 100c: Encourage new commercial development and renovation to include shower and locker room facilities in order to promote employees' physical fitness, encourage use of public and private*



*recreational opportunities in the community, and reduce dependence on the automobile for transportation..*

*Program 100d: Discuss with the Boys and Girls Club, YMCA, YWCA or other non-profit youth agency the feasibility of a youth activity center to serve Brisbane and other neighboring cities.*

### **Educational Facilities**

Brisbane has two neighborhood schools: Brisbane Elementary School, built in the 1930s, serves 532 school children from kindergarten to fifth grade and Lipman Middle School serves 180 sixth to eighth grade students from both Brisbane Elementary and Panorama Elementary, located in Daly City. The local schools are strongly supported by volunteers, service clubs, parents groups (the Brisbane/Lipman School Community Club), the Brisbane Educational Support Team (B.E.S.T.) and the general population. When students graduate from Lipman, they attend - one of the high schools in the Jefferson Union High School District or go to private schools. The distance to and lack of community identification with these schools often makes the transition to high school difficult. The General Plan alternatives survey results showed a high school in Brisbane to be of the highest priority to respondents. Also, post-secondary educational facilities like UCSF on the vacant Baylands were supported by 64% of those surveyed.

**Policy 101**      **Maintain the neighborhood school concept for all children, from kindergarten through high school in Brisbane.**

**Policy 102**      **Encourage development of post-secondary educational facilities in Brisbane.**

**Policy 103**      **Work collaboratively with the Brisbane School District to provide neighborhood schooling and comprehensive services for children and their families and the general public.**

*Program103a: Establish a City Council subcommittee to work jointly with the Brisbane Elementary School District and the Jefferson High School District and other entities to determine the feasibility of and make recommendations regarding a high school in Brisbane.*

*Program 103b: Establish a City Council subcommittee to promote and encourage educational facilities to locate in Brisbane.*

*Program103c: Develop a program to require impact and mitigation fees from developers, as appropriate, for constructing and/or operating a local high school.*







*Program 103d: Continue and expand joint use of facilities with the Brisbane School District and encourage and assist the District, as feasible, in upgrading the conditions of school grounds and multi-use spaces.*

*Program 103e: Consider a Joint Powers Agreement or other appropriate arrangement with the Brisbane School District, in order to develop, maintain and program recreational facilities.*

*Program 103f: Develop and implement with the Brisbane School District a program for year-round and evening use of public recreational facilities.*

## **VIII.2 RECREATIONAL AND COMMUNITY PROGRAMS**

The City of Brisbane has taken a leadership role in providing recreational and community programming. However, as discussed above, the facilities currently available are very limited. The General Plan alternatives survey showed that citizens desired more active recreation, such as a pool, playing fields, golf course and community theatre. However, these choices for active recreation, as reflected in the survey, were secondary to the desire for a high school, community park and community center.

Existing recreational and community programming has evolved with collaborative and responsive input from residents, the School District and businesses. Programs for children and seniors are a priority, as are community-wide events which bring the residents and families together in celebration.

### **Programs and Events**

- |                   |   |
|-------------------|---|
| <b>Policy 104</b> | <b>Provide all businesses and residents, especially youth and seniors, with a variety of enjoyable social, leisure, recreational, cultural and artistic opportunities that are accessible, affordable, safe, uncrowded and physically attractive.</b> |
| <b>Policy 105</b> | <b>Consider public needs in the creation and design of recreational, artistic, cultural, environmental, educational and civic programs.</b>   |
| <b>Policy 106</b> | <b>Assist children in determining where their interests and talents lie.</b>  |
| <b>Policy 107</b> | <b>Provide children with environments in which they can be successful and recognized.</b>   |
| <b>Policy 108</b> | <b>Develop programs which nurture self esteem, inspire academic excellence, encourage physical and emotional growth and unleash creativity.</b>   |



*Program 108a: Conduct an annual public hearing on recreational, artistic, cultural, environmental, educational and civic programming in order to obtain public input.*

*Program 108b: Provide adults with the opportunity for active recreation and team sports competition through the adult sport leagues.*

*Program 108c: Organize special events, including fun runs, volleyball and tennis tournaments.*

*Program 108d: Provide special interest classes, workshops and seminars, such as nutrition, exercise, dance, health, etc.*

*Program 108e: Coordinate, plan, organize and supervise special community events.*

*Program 108f: Publish, in conjunction with the City Council, a quarterly newsletter of City services, information and events.*

### **Pre-School and School-Age Activities**

**Policy 109**      **Collaborate with the Brisbane School District in developing elementary and junior high age recreation programs which encourage strong and vital physical conditioning, teach sports, provide opportunities for league competition, inspire artistic creativity, provide opportunities for performances and exhibits, and enrich cultural experiences and encourage civic awareness and service.**

*Program 109a: Provide a comprehensive recreation program for pre-school and school-age youth, which includes sports instruction, recreational activities, and social and artistic classes.*

*Program 109b: Provide school-age youth with special activities during school vacations, holidays, and other breaks which provide for artistic, physical, academic and social growth.*

*Program 109c: Consider providing youth special interest programs, including artists in residence, sports coaching and education enrichment.*

*Program 109d: Continue to support the pre-school age childcare programs and the school-age before and after school care programs at Brisbane Elementary School.*



*Program 109e: Work with the School District to develop additional transportation for students who participate in after school programs so that all students have the opportunity to participate.*

### **Seniors' Activities**

Senior Citizens in Brisbane are a valuable community resource, and they are respected for their knowledge, history and community contributions. The 1990 Census shows that 9.4% of all persons living in Brisbane are 65 years and older, and another 11.9% are 62-65 years old. Many seniors live in one-person households, which make up one-third of all households in Brisbane. Of these, 22% include a member - over the age of 65.<sup>(3)</sup>

#### **Policy 110     Include seniors in the on-going development and delivery of specialized programs.**

*Program 110a: Sponsor a periodic recreation and social needs survey of senior citizens to investigate the range of needs and interests in the senior community.*

*Program 110b: Organize social and cultural outings and provide transportation for senior citizens.*

*Program 110c: Provide a local referral program that provides information on educational, economic, recreational, nutritional and social opportunities for seniors and work with service clubs, churches, and the community to collaboratively provide specific services, assistance and support.*

*Program 110d: Provide financial and physical (meeting space and transportation) assistance to promote the continued independent operation of the Brisbane Senior Club.*

*Program 110e: Encourage and offer programs that foster opportunities for intergenerational, cultural and ethnic exchanges between seniors and children.*

*Program 110f: Investigate the development of a facility that provides dedicated time for expanded senior programming.*

*Program 110g: Provide recreational programs that appeal to a wide range of interests for Brisbane seniors.*





## **Teen Activities**

Teens between the ages of 12 and 19 are recognized as this community's young adults and comprise 5.9% of Brisbane's population.

**Policy 111**      **Develop and offer artistic, cultural, recreational and social programs to meet the special needs of teens.**

**Policy 112**      **Provide recreational and social opportunities for Brisbane teens to meet teens from surrounding communities.**

*Program 112a: Consider the creation of a Youth Advisory Council composed of a representative cross-section of teenagers.*

*Program 112b: Provide a local information and referral program for teens regarding after school and summer employment, crisis counseling, educational, recreational, artistic and social opportunities, and work with service clubs, churches and the community to provide assistance, guidance and support.*

*Program 112c: Provide a variety of paid and volunteer after school and summer job opportunities for teens.*

*Program 112d: Investigate and develop a facility that provides dedicated time for teen programming.*

*Program 112e: Consider amendments to the requirements for qualifications to serve as a Parks, Beaches and Recreation Commissioner to allow teens to apply for appointment to the Commission.*

## **Marina Activities**

**Policy 113**      **Enhance and promote the recreational opportunities of the Marina facilities and the shoreline.**

*Program 113a: Consider new recreational and educational programs to encourage and enhance opportunities for residents to more fully utilize the amenities of the Marina and shoreline.*

## **VIII.3 SPECIAL NEEDS**

Brisbane retains the most important characteristic of a small town: its willingness to help a neighbor in need. While in larger cities the government performs this service, in Brisbane, many residents see themselves as primarily responsible. In keeping with this



spirit, the City government views its role as a partner with volunteers in the community offering its organization and leadership so that the needs of children, teens, and seniors can be collaboratively addressed.

**Policy 114      Promote and encourage volunteer efforts of neighbors, friends, families, churches and services clubs to serve the needs of the community.**

*Program 114a: Serve as a liaison to service clubs, churches, families, etc., regarding events, services or conflict resolution and by facilitating ongoing forums for the planning and coordination of community events and activities.*

*Program 114b: Collaborate with community service organizations when appropriate, such as by co-sponsoring events, to enhance the service they provide to residents.*

**Childcare**

In 1990, 20 % of all residents in Brisbane were under the age of 18. Brisbane wishes to be a community which promotes children's well-being and recognizes their special needs. The spirit of Brisbane has always nurtured and supported its youth. The community's commitment is reflected in the old African proverb, "It takes an entire village to raise a child."

More than two-thirds of the women and three-fourth of the men in Brisbane are in the labor force. Of the children who live with one or both parents, it is estimated that 65% have no parent at home during the work day. For children under 6 years of age, this statistic is 57%. It is estimated that 12.8% of the children under 18 years of age in Brisbane are living below the poverty level. These statistics indicate that many children are without needed resources, supervision or guidance. Clearly, the City, businesses, schools, churches, service clubs and other organizations need to be committed to providing childcare alternatives for children when their parent or parents are at work.

**Policy 115      Encourage the efficient use of school facilities and grounds for before and after school and vacation programs to serve the school-age population, pre-school programming and the community at large.**

*Program 115a: Investigate available programs that provide opportunities for affordable childcare for low-income families and provide this information to the public.*

*Program 115b: Provide information to assist childcare providers to establish facilities and obtain licenses.*



*Program 115c: Investigate provisions for drop-in, after-school recreation opportunities for youth.*

*Program 115d: Establish a local information and referral service for parents seeking licensed childcare information.*

*Program 115e: Work with the School District to promote the use of school impact fees for childcare facilities/services.*

**Residents with Mobility and Self-Care Limitations,  
the Frail Elderly and the Disabled**

As stated above in the section entitled "Senior Activities," the 1990 Census shows that 9.4% of all persons living in Brisbane are 65 years and older, and another 11.9% are between 62 and 65 years old. Many seniors live in one-person households, which make up one-third of all households in Brisbane. Of these, 22% are over the age of 65. Thus, the proportion of persons over 65 years of age among those living alone is twice that of the proportion of persons over 65 years of age among the entire population. While the majority of people below the poverty level were between 18 and 64 years of age, there was a disproportionate number of 65-74 year olds below the poverty level compared to the general population. The Census data also shows that approximately 11% of persons ages 16-64 years have mobility/self-care limitations. Approximately 40% of those age 65 years old or older have mobility/self-care limitations.

**Policy 116      Recognize the special needs of the frail elderly, the disabled and their caregivers by promoting activities that foster independence, support and understanding .**

**Policy 117      Develop recreational, social, nutritional, security, cultural and artistic programs, in consultation with the frail elderly and the disabled, which promote independent living.**

*Program 117a: Provide local information and referral for the frail elderly and the disabled that assists them in accessing County and community services for food, shelter, transportation, personal assistance, and nutritional or other special needs.*

*Program 117b: Work jointly with volunteers, service clubs, churches, families and the community to collaborate on ways to provide services, assistance and support to those with special needs.*

*Program 117c: Provide local information and referrals that support the families and caregivers of the frail elderly and the disabled.*





*Program 117d: Provide opportunities for intergenerational and able/disabled activities and exchanges.*

*Program 117e: Expand police programs to check on the welfare of the frail elderly and the disabled.*

*Program 117f: Develop programs to enhance safety and security for those with special needs.*



## FOOTNOTES

1. H1-1, p. 46
2. See OS-1 for an inventory of recreational/open space resources, including ownership of such resources in the planning area.
3. See Housing Element for information on housing needs and programs for seniors.









## CHAPTER IX

# CONSERVATION

### GOALS:

*The City of Brisbane...*

*Where there is daily contact with the  
Mountain and Bay*

*And there is an awareness of the  
finite nature of resources;*

*Where the citizens are judicious in  
the use of water and energy*

*And recycling has become part of  
everyday life...*

*A community that carefully manages  
the present to protect the future.*



## CONSERVATION

### Chapter Index

	<u>Page</u>
Biological Resources .....	139
Plant and Animal Species .....	139
Soils .....	149
Water Resources .....	150
Mineral Resources .....	155
Cultural Resources .....	157
Domestic Water .....	159
Energy .....	159
Solid Waste .....	160



## CHAPTER IX

# CONSERVATION

Conservation policies address the management of resources. The principle of conservation recognizes that natural resources are fragile and finite and must be maintained if future generations are to enjoy and benefit from what is taken for granted today.

In recent years, conservation practices have become a part of Brisbane's daily life. Residents and businesses have faced water restrictions and energy shortages. They have been asked to separate materials from their waste stream and to be careful of what flows to their storm drains. They have been asked to conserve energy and water and practice soil conservation measures when constructing or improving their homes and businesses. Conservation has become an integral part of every issue area addressed in this Plan.

The involvement of government in regulating the conservation of resources has expanded significantly in the last ten years. Legislation, especially at the State and Federal level, has not only established new agencies, but has given existing agencies broader regulatory powers. The relationship between private individuals, the City and other government agencies is complex in regard to conservation issues, where the City's authority is often preempted or circumscribed by the regulations and requirements of others. The challenges in this General Plan period are to most efficiently conserve resources, communicate well with the public and work constructively with other agencies. These challenges are reflected in the policies in this chapter.

This chapter contains a number of sections. It begins with consideration of the natural resources in the planning area, including plant and animal species, soils, water and mineral resources. It next addresses cultural resources, and then turns to issues of domestic water, energy and waste disposal.

### IX.1 BIOLOGICAL RESOURCES

#### Plant and Animal Species

The portions of San Bruno Mountain that fall within the General Plan area contain many species of plants and animals native to California. The locally unique ecosystem on the Mountain makes it the center of efforts in conservation biology. The Mountain is home for two species of butterfly that are listed by the United States Fish and Wildlife Service as endangered. Two additional species are listed as candidate and threatened species. Two species of plants, Arctostaphylos pacifica and A. imbricata, are listed by the State of California as endangered. San Bruno Mountain is an exceptional natural resource.





**TABLE 8**  
**Butterflies of San Bruno Mountain**

<u>Butterfly</u>	<u>Federal Status</u>
Mission blue ( <i>Icaricia Icaroides Missionensis</i> )	Endangered
San Bruno elfin ( <i>Incisalia Fotis Bayensis</i> )	Endangered
Callippe silverspot ( <i>Speyeria Callippe Callippe</i> )	Candidate
Bay checkerspot ( <i>Euphydryas Editha Bayensis</i> )	Threatened

**TABLE 9**  
**Rare Plants in the Planning Area**

<u>Scientific Name</u>	<u>Common Name</u>	<u>R-E-D Code*</u>
<i>Arabis blepharophylla</i>	coast rock cress	1-1-3
<i>Collinsia franciscana</i>	San Francisco collinsia	1-1-3
<i>Arctostaphylos imbricata imbricata</i>	San Bruno Mt. manzanita	3-3-3
<i>Arctostaphylos imbricata montaraensis</i>	Montara Mt. manzanita	3-2-3
<i>Erysimum franciscanum</i>	Franciscan wallflower	1-2-3
<i>Helianthella castanea</i>	Diablo helianthella	3-2-3
<i>Silene verecunda verecunda</i>	San Francisco champion	3-2-3
<i>Pentachaeta bellidiflora</i>	White-rayed pentachaeta	3-2-3

\* RARITY (R)                      1=rare, 2=several populations, 3=one population  
 ENDANGERMENT (E)            1=not endangered, 2=endangered in portion of range,  
    3=endangered throughout range  
 DISTRIBUTION (D):              1=widespread, 2=rare outside Calif., 3=endemic to Calif.

Source: CNPS Rare Plant Inventory



The technical background reports (EIR-1 and NR-1) and Figures IX-A through IX-F provide more detailed information on the vegetation communities and plant and animal species native to the Mountain.

Rare and endangered biological communities are strongly protected by State and Federal law. The Federal Endangered Species Act, the California Environmental Quality Act, and wetlands legislation are the best known of these legislative protections. The technical background reports (NR-1 and EIR-1) provide an overview of the various agencies with conservation responsibilities and describe key pieces of legislation.

The butterfly species on San Bruno Mountain are covered by a Habitat Conservation Plan (HCP) prepared under the authority of the Endangered Species Act. The HCP was approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, and allows limited development on San Bruno Mountain in conjunction with the implementation of a biological program for the remaining habitat. The biological program includes a provision for controlling the spread of invasive non-native plant species and monitoring the status of the species of concern.

Any parcel located within the area of the HCP must follow its provisions. Areas subject to the provisions of the HCP are shown in Figure IX-F. Authority to regulate compliance with the HCP is vested in the County of San Mateo as the Plan Operator, manager of the habitat. The responsibilities of the City are to identify when lands affected by a development proposal are subject to the HCP, and to refer that proposal to the manager of the habitat for review. The City must incorporate the conditions imposed by the Plan Operator into the City's action when considering a land use development permit.

The HCP provides a good example of the type of relationship the City has with responsible agencies with authority for resource conservation. The State Department of Fish and Game, the Army Corps of Engineers, the Water Quality Control Board and the Bay Conservation and Development Commission are among the agencies that have the authority to require conditions on whether and how projects can be implemented. The City turns to these agencies for their expertise and cooperates with their directives. General Plan policy in the area of resource conservation emphasizes the relative responsibilities of these agencies and the need for good communication and coordination between all concerned in the interest of providing good public service.



FIGURE IX-A

VEGETATION COMMUNITIES

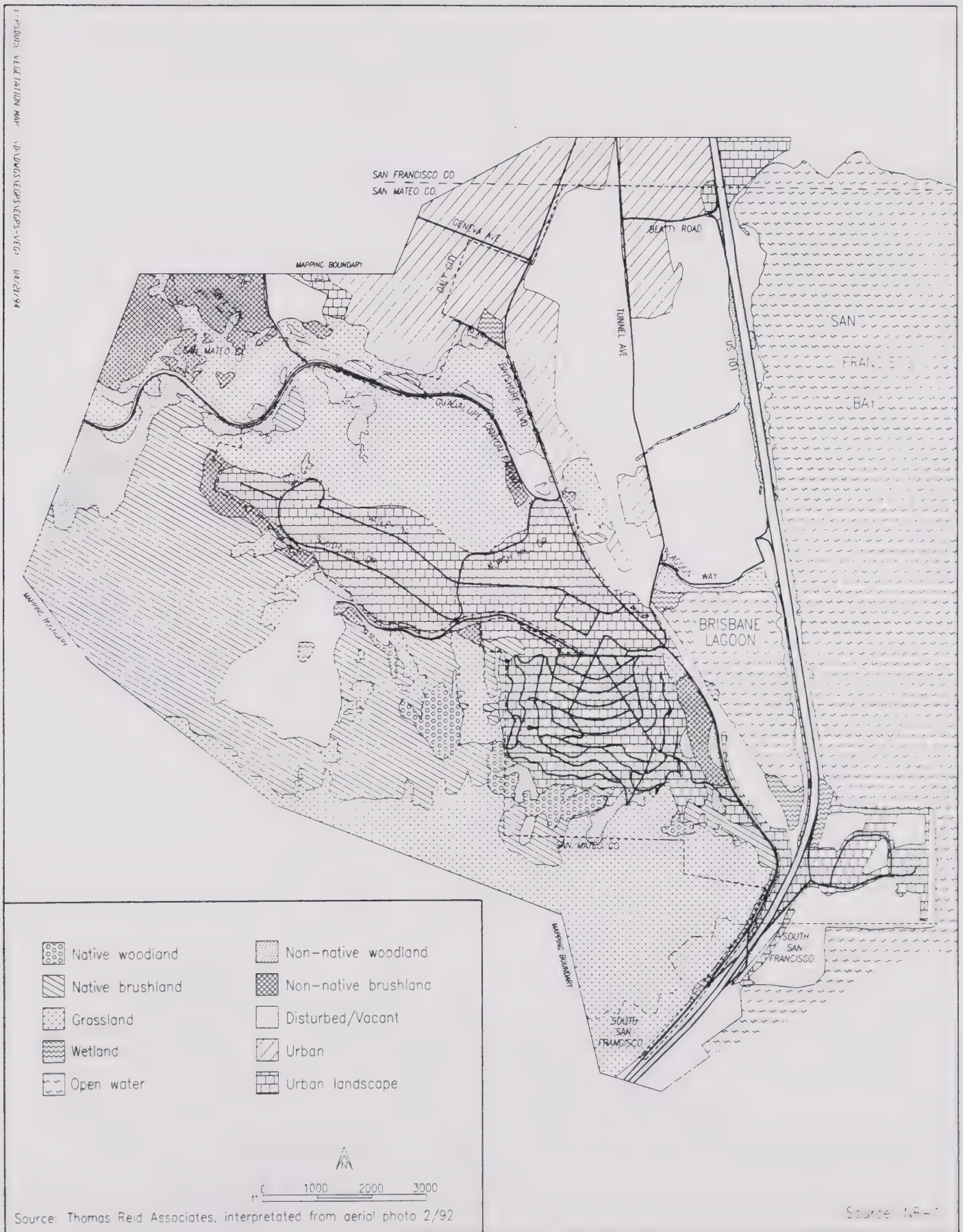








FIGURE IX-B

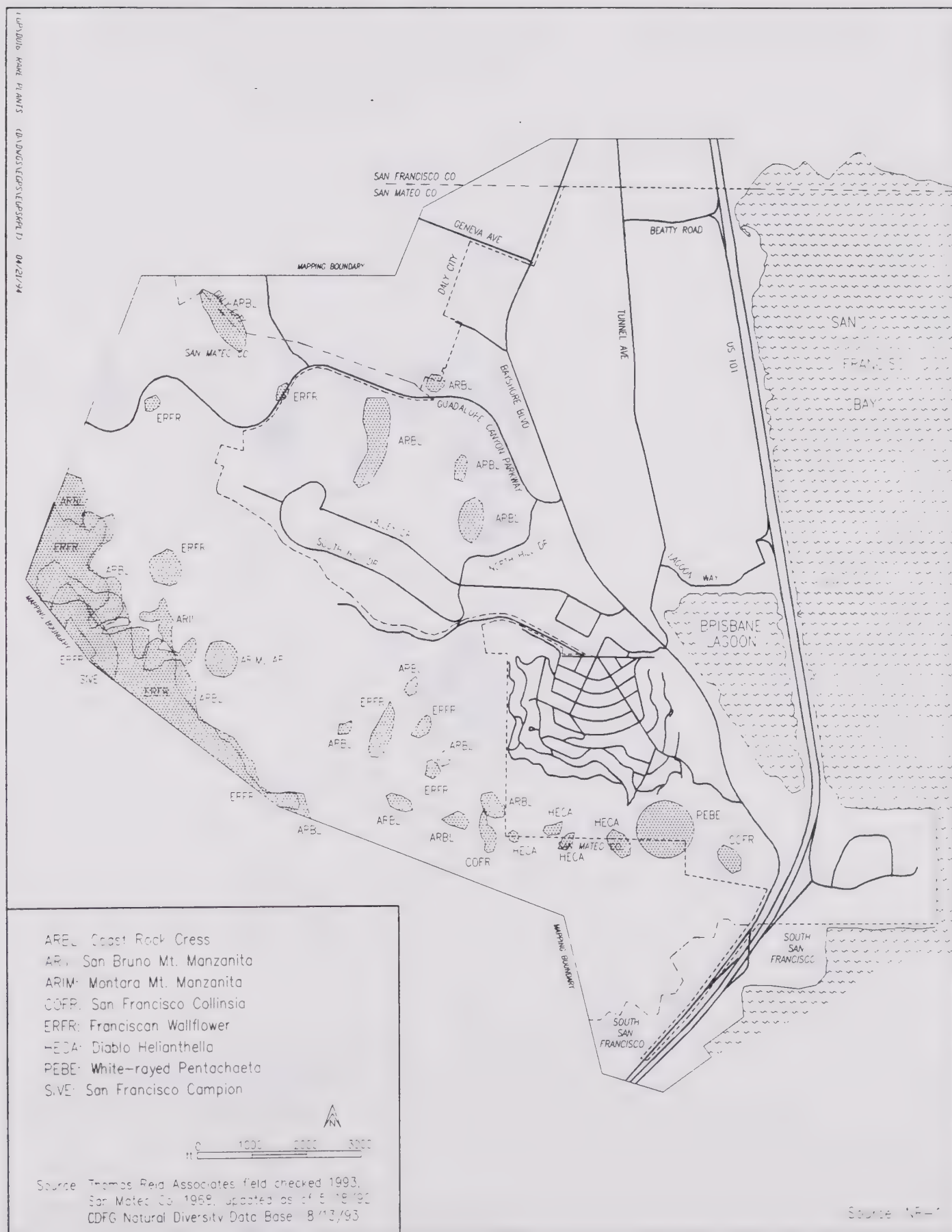




FIGURE IX-C

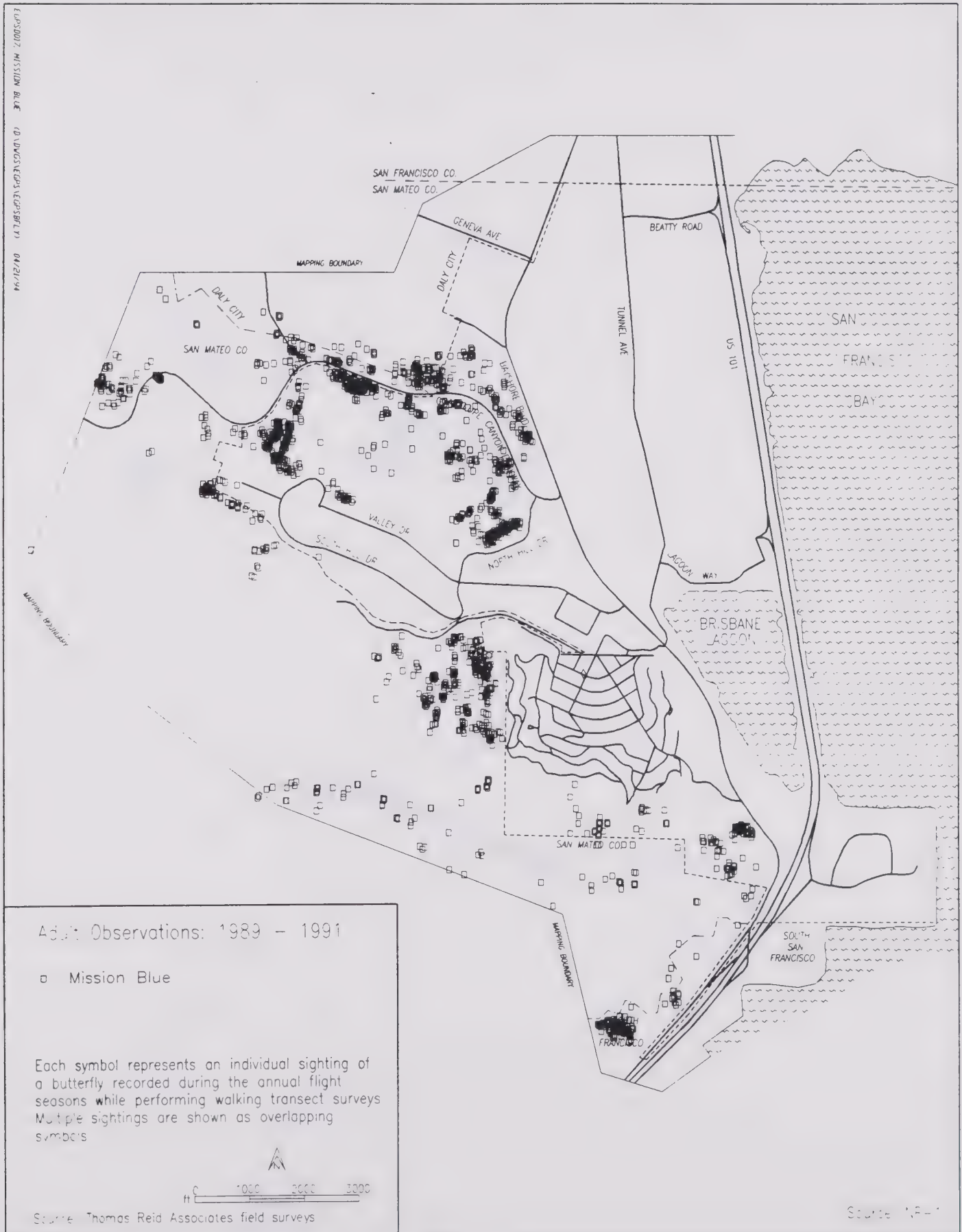




FIGURE IX-D

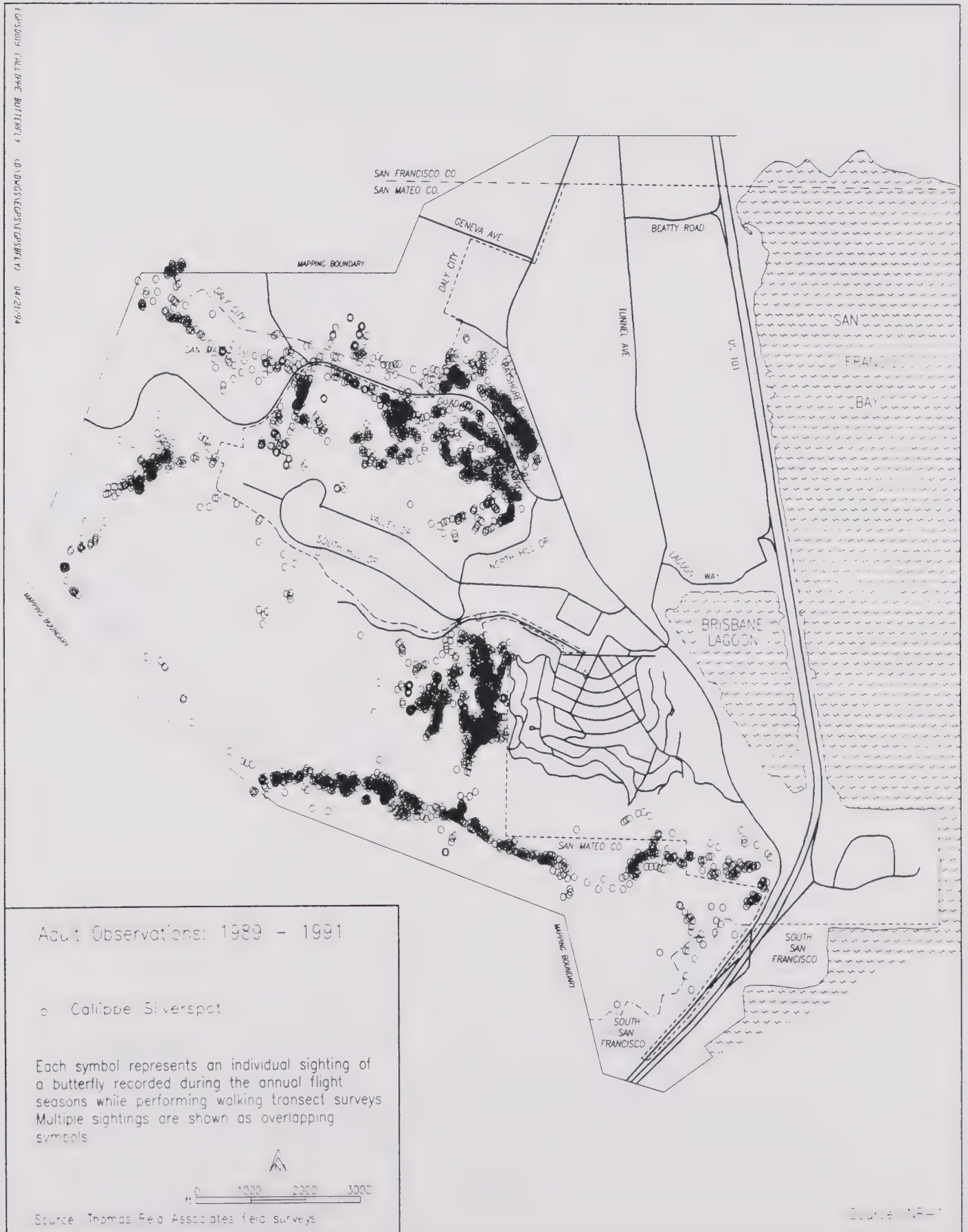






FIGURE IX-E

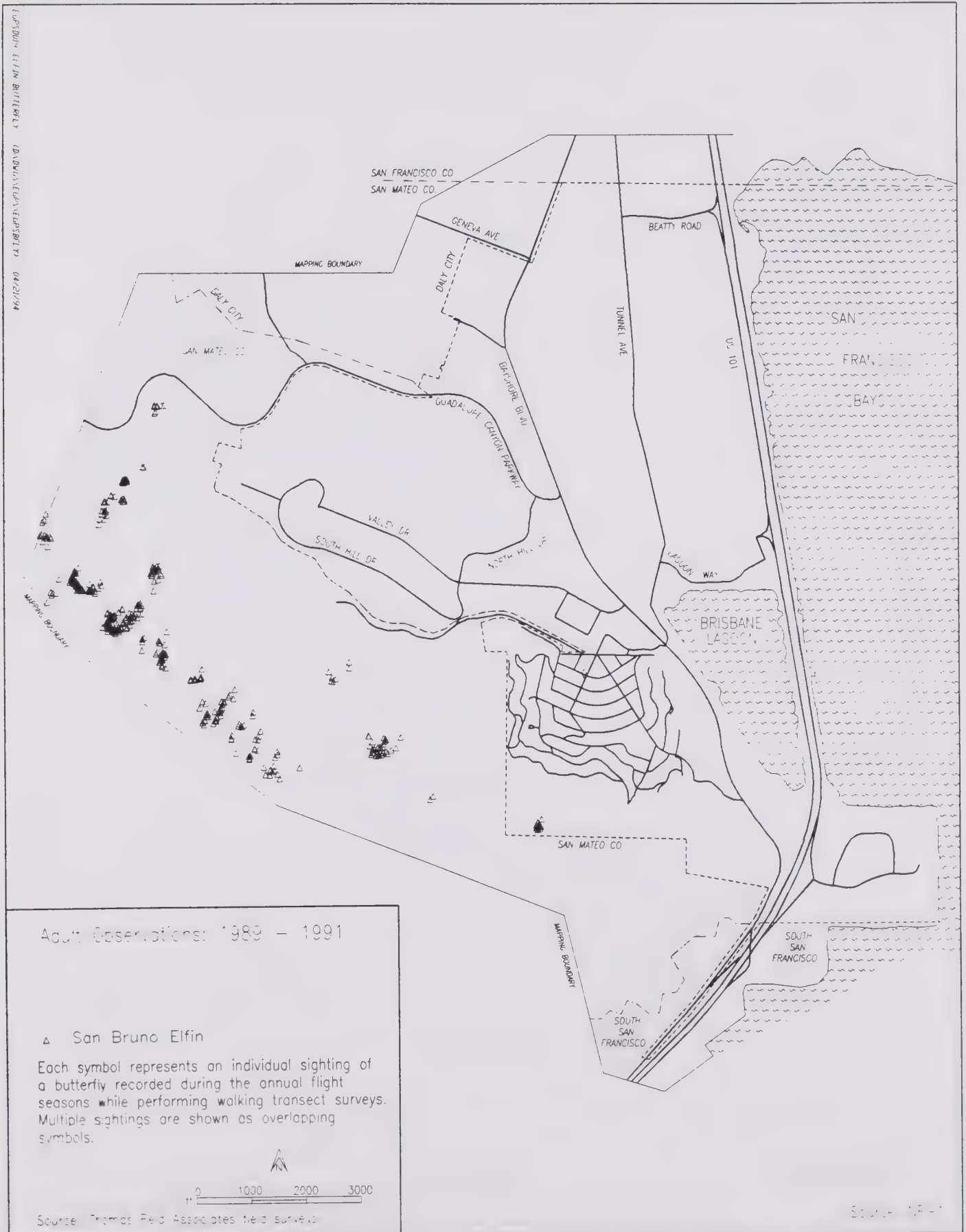
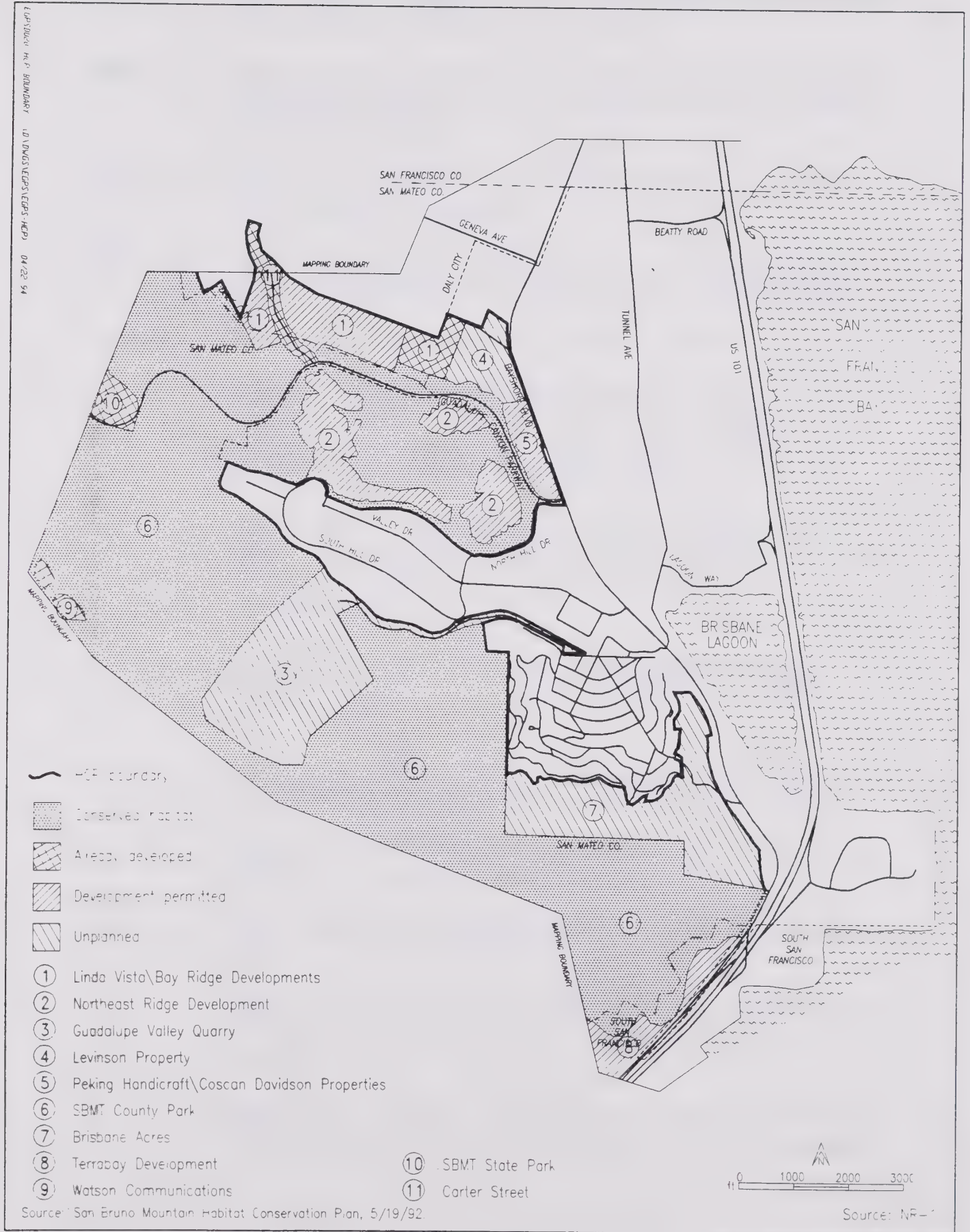




FIGURE IX-F





- Policy 118**      **Preserve areas containing rare and endangered species habitat to the extent allowed by law and available resources.**
- Policy 119**      **Comply with the provisions of the Habitat Conservation Plan and the Agreement with respect to the San Bruno Mountain Area Habitat Conservation Plan.**
- Policy 120**      **Cooperate with local, State and Federal agencies in conservation efforts for biological resources.**
- Policy 121**      **Support efforts to acquire additional rare and endangered species habitat and enlarge San Bruno Mountain State and County Park.**
- Policy 122**      **Cooperate with other agencies in conservation efforts.**

*Program 122a: Work with the Habitat Conservation Plan Operator, the State Department of Fish and Game, the U.S. Fish and Wildlife Service, and other agencies as appropriate regarding plans and programs that may affect biological resources in the planning area.*

*Program 122b: Consult the maps in the technical background reports and information supplied by responsible agencies to determine potential for environmental impacts to biological resources and take appropriate action.*

*Program 122c: Consult with local, State and Federal agencies to determine when field studies are required to supplement or update existing data.*

*Program 122d: Work with appropriate agencies to prevent motor bikes and other unauthorized off-road vehicles on San Bruno Mountain.*

*Program 122e: Encourage applicants to initiate early CEQA consultation on conservation issues.*

- Policy 123**      **Conserve important biological communities through sensitive project design.**

*Program 123a: In land use development applications, consider the siting of structures and utilities so as to conserve identified biological communities.*

*Program 123b: Request that the HCP Operator study the Brisbane Acres to determine whether there is the potential to meet the 40% requirement*





*for conserved habitat by dedication of large areas of land rather than small portions of parcels.*

In Brisbane, the urban setting is an important part of the ecosystem. Street trees in the public way and landscape on private properties contribute to the richness of the plant and animal communities that make Brisbane a special place. The City's policies can have a direct effect on the conservation of the urban environment.

**Policy 124     Conserve the urban landscape.**

**Policy 125     Protect heritage trees.**

*Program 125a: Refine the ordinance that establishes requirements for protection of heritage trees in the urban setting.*

**Policy 126     Continue and refine street tree and public landscape programs.**

**Policy 127     Encourage the use of plants that are compatible with the natural flora in landscape programs.**

**Policy 128     Encourage the use of native plants in landscape programs that provide food and shelter to indigenous wildlife.**

*Program 128a: Encourage conservation groups to provide public information on plant materials.*

## **IX.2 SOILS**

Chapter X addresses the issue of erosion of soils in regard to slope and hazard. Conservation of soils approaches the issue from a different perspective: the retention of soils that have properties to support plant and animal life. When topsoil erodes, the exposed rock and colluvium are extremely difficult to revegetate. Thus, conservation of existing soils is an important aspect of the conservation of plant and animal communities.

**Policy 129     Require erosion controls to mitigate soil disturbance.**

*Program 129a: Encourage all property owners, especially of the Quarry, to address erosion on their properties through revegetation or other measures.*



### IX.3 WATER RESOURCES

Water resources in the planning area consist of watersheds and drainage basins, open water in the Bay and Lagoon, marshes and intermittent streams. There are two watersheds, the Guadalupe Valley and Visitacion Valley Watersheds, and five drainage basins, the GVMID, San Bruno/Bayshore, Downtown, Bayshore and Beatty Basins, in the area. Sierra Point is a self-contained drainage area. (See Figures IX-G and IX-H.) The technical background reports (NR-1 and UT-1) speak to these in some detail. Drainage generally runs through open flood channels or via the Brisbane Lagoon to the Bay.

No aquifers or recharge areas have been identified in the area by the U.S. Geological Survey.

The U.S. Army Corps of Engineers shares primary responsibility for regulating waters and wetlands in the United States with the Federal Environmental Protection Agency. Most of the waters and wetlands in the planning area would be subject to Corps jurisdiction if an activity would result in dredging or filling of waters or the alteration of wetlands. The State Department of Fish and Game and the Water Quality Control Board also have regulatory powers over water resources and wetland habitats.

#### **Policy 130     Conserve water resources in the natural environment.**

*Program 130a: As an ongoing part of land use planning and CEQA analysis, determine whether proposals could affect water resources.*

*Program 130b: Require, as appropriate, project analysis of drainage, siltation, and impacts on vegetation and on water quality.*

*Program 130c: Consult with responsible agencies for design parameters and potential mitigation measures for the conservation of all water resources, especially pertaining to wetlands conservation.*

*Program 130d: Work with the U.S. Geological Survey to identify the water resources in the planning area.*

*Program 130e: Obtain maps of drainages and aquifers in and around the City as they become available.*

*Program 130f: Brisbane will review the San Francisco Bay Estuary Plan to determine whether any amendments to the Brisbane General Plan are appropriate.*



FIGURE IX-G

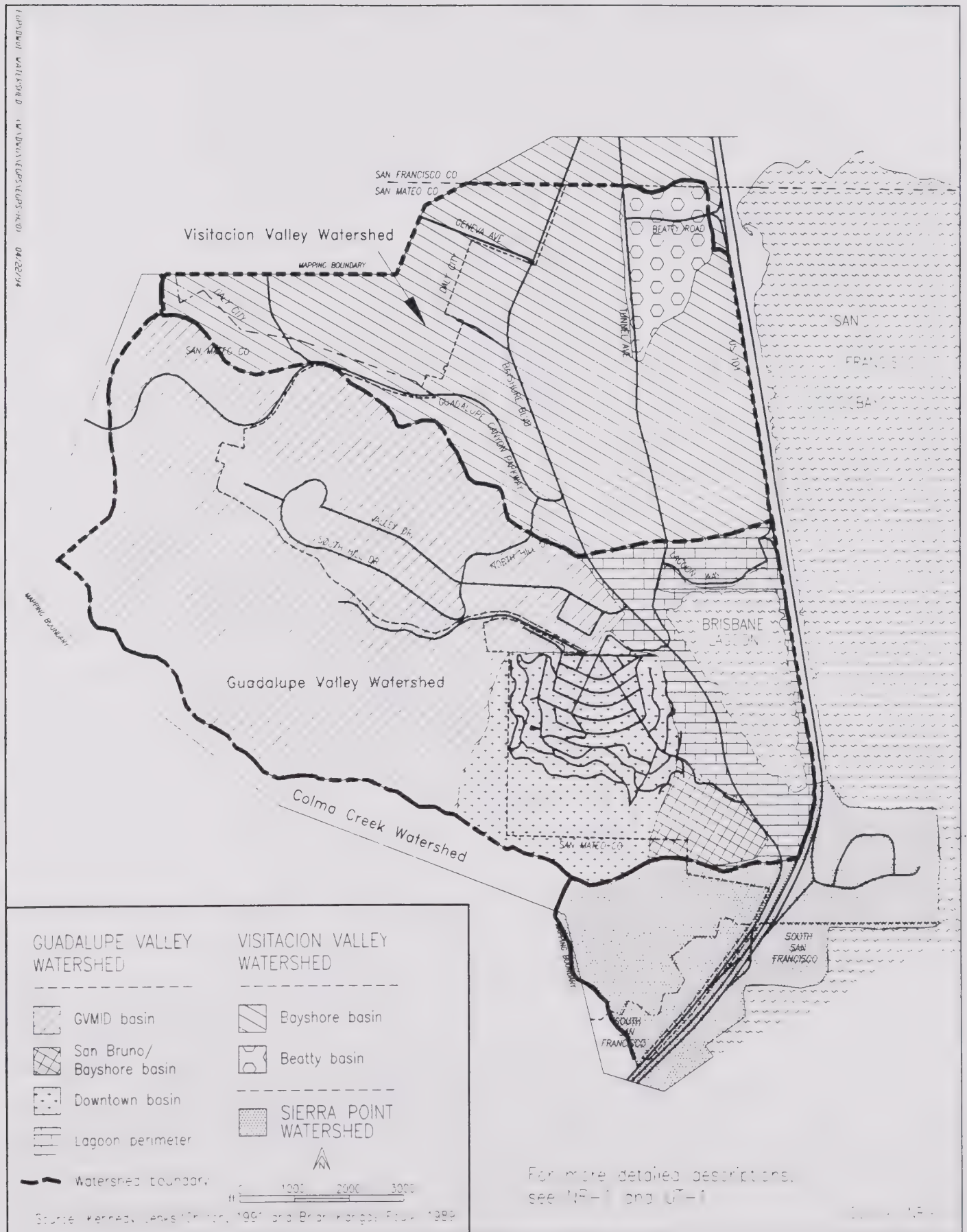
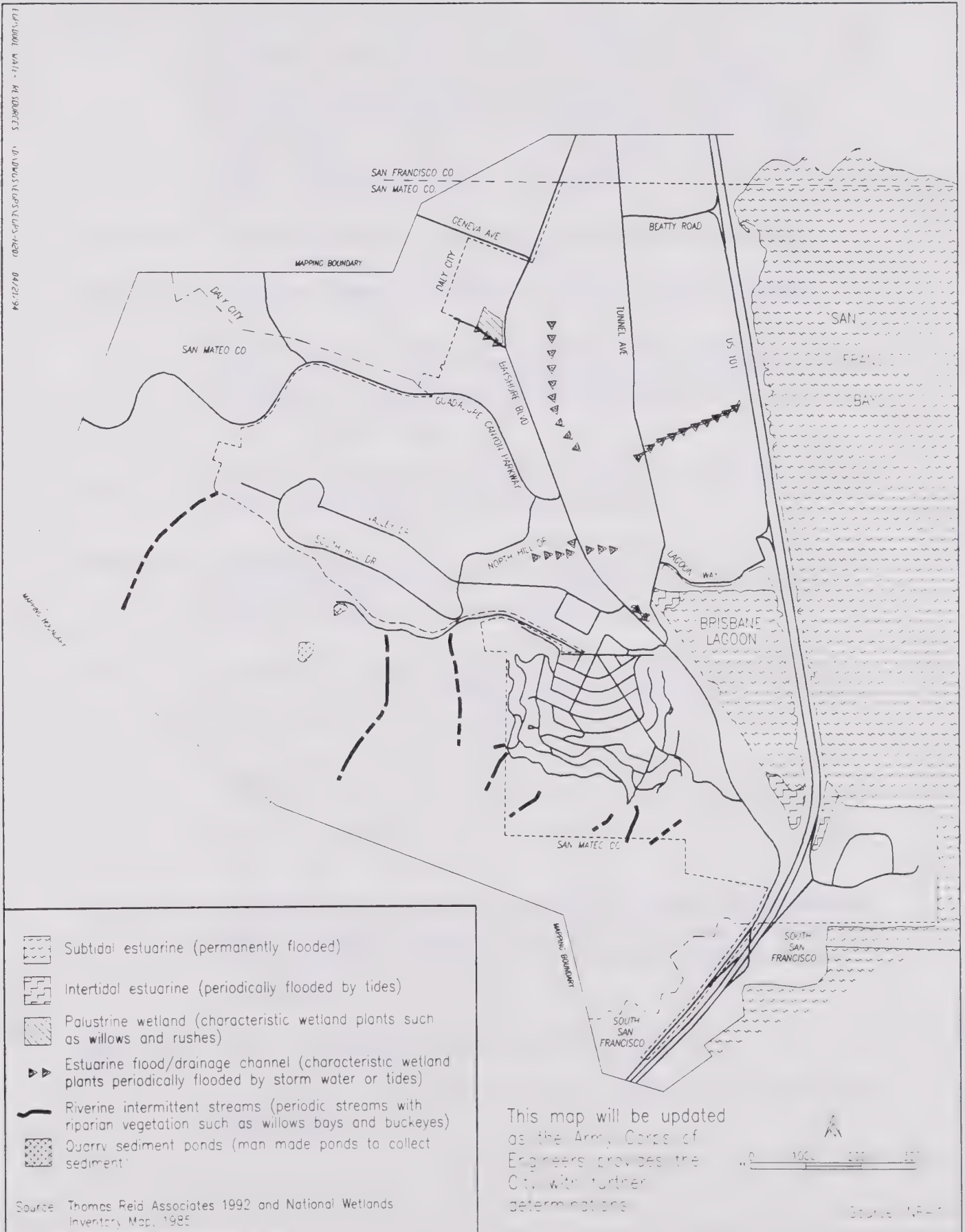






FIGURE IX-H





**Policy 130.1** The City requires restoration of wetland losses. The determination of which land areas are wetlands will be done by those Federal and State agencies having jurisdiction. The City, however, is especially concerned with those wetlands surrounding the perimeter of the Brisbane Lagoon, the Bay shoreline, the Levinson Marsh and the Quarry sediment ponds. The ratios of restoration may exceed the regulatory agencies' mitigation minimums.

**Policy 130.2** Consider wetland restoration as a part of flood control projects.

**Policy 130.3** Seek grant funding for a wetland restoration plan in Brisbane.

*Program 130.3a: As a part of the annual reviews called for in the General Plan, such as in the Open Space Plan, determine the feasibility of cooperative grant applications for wetland restoration or enhancement and proceed appropriately.*

**Policy 130.4** Wetland and mitigation areas that are mitigations for project impacts must be protected by recorded deed restrictions.

**Policy 130.5** It is Brisbane's desire that mitigation for Brisbane's wetland losses occur somewhere within the jurisdictional boundaries or sphere of influence of the City of Brisbane, if feasible.

**Policy 131** Emphasize the conservation of water quality and of riparian and other water-related vegetation, especially that which provides habitat for native species, in planning and maintenance efforts.

*Program 131a: Encourage studies by responsible agencies and conservation groups of the environmental values and conservation and maintenance requirements of the various water courses in the planning area.*

**Policy 132** Recognize the importance of the Brisbane Lagoon and the Levinson Marsh as wildlife habitats, valuable community resources and drainage basins, and cooperate with responsible agencies in their conservation.

**Policy 133** Reduce the amount of sediment entering waterways.

*Program 133a: Participate in programs to improve water quality in the Lagoon and the Bay.*



*Program 133b: Require all development, especially that involving grading, to exercise strict controls over sediment.*

*Program 133c: Require the Quarry, as a major source of sediment for the Lagoon, to closely monitor its containment systems to ensure their effectiveness.*

**Policy 134     Reduce the amount of pollutants entering waterways.**

*Program 134a: Cooperate with the Water Quality Control Board and County Department of Environmental Health and participate in the NPDES Program to monitor and regulate point and non-point discharges.*

*Program 134b: Provide public information on how individual citizens can contribute to the reduction of pollutants in the storm drain and sewer systems.*

*Program 134c: Encourage wetlands restoration projects to remove or fix toxicants and reduce siltation.*

*Program 134d: Utilize wetlands restoration projects to remove or fix toxicants and reduce siltation where appropriate.*





## IX.4 MINERAL RESOURCES

The State requires that General Plans identify areas of mineral resources in the planning area and establish policies for their conservation. The only designated mineral resource within the General Plan planning area is the Guadalupe Valley Quarry. In January 1987, the California Division of Mines and Geology designated the Quarry as a "regionally significant construction aggregate resource area" (Figure IX-I). Although the Quarry is within the City's planning area, it is not under the jurisdiction of the City. The County of San Mateo has permit authority for the Quarry as well as enforcement obligations.

The Quarry operates as an open pit mining operation, crushing and producing aggregate rock, which it sells on site. The Quarry has also been collecting recycled materials to crush and sell intermixed with native rock.

As noted in other chapters of this Plan, the mining and recycling operation raises issues of air quality, noise and circulation. For the City, these impacts must be considered, as well as the issue of the conservation of the mineral resource.

Chapter XII sets forth subarea policies for the Quarry. The policies emphasize the City's strong interest in concluding the quarrying operation as soon as possible and converting the property to other beneficial uses. The Quarry operator is required to address this conversion in a reclamation plan that must be submitted and approved by State agencies. The policies in this chapter address the conservation of the mineral resource at the Quarry by responsible management practices.

**Policy 135**     **During the limited time of the County of San Mateo permit, conserve mineral resources at the Quarry through responsible mining and management practices.**

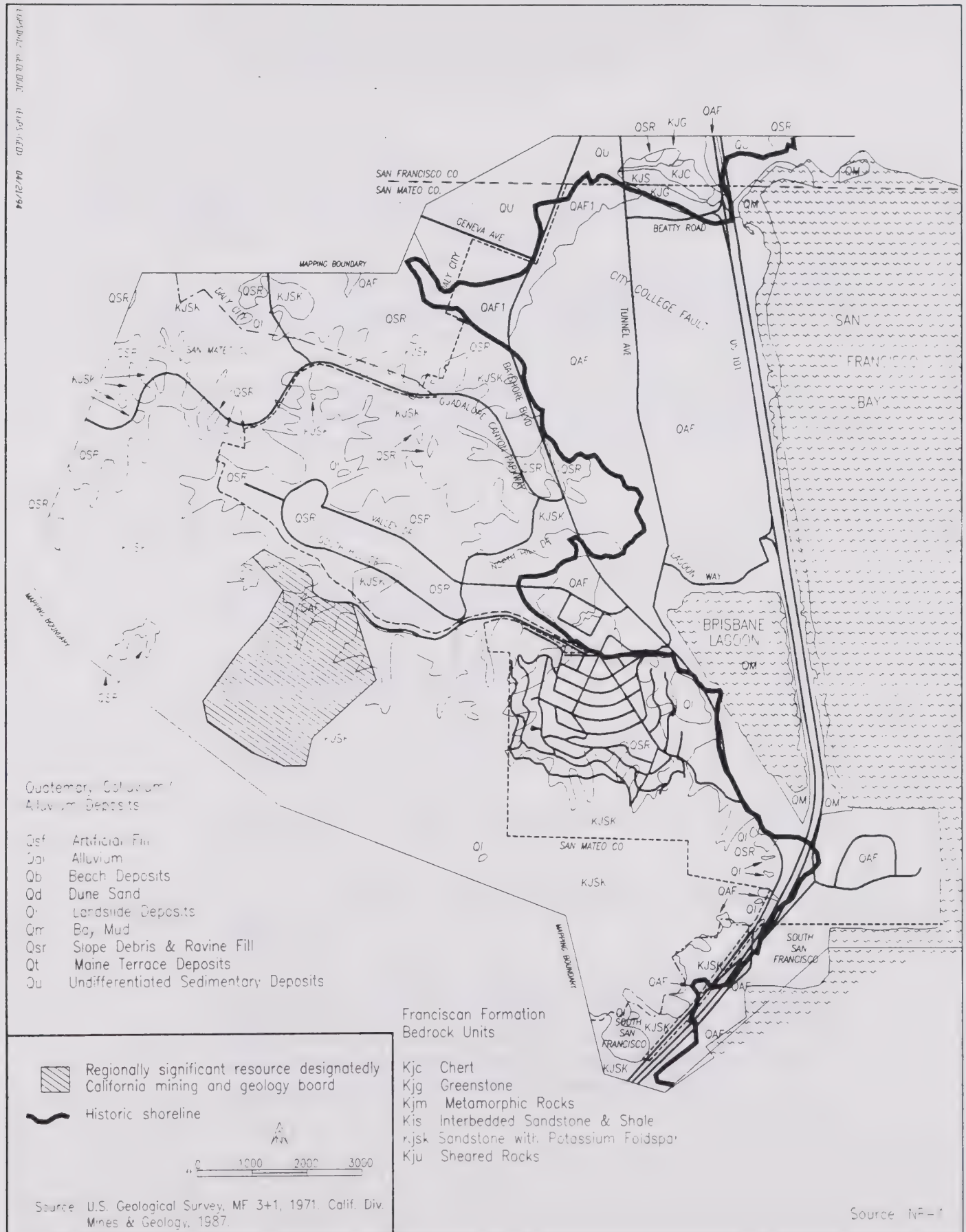
*Program 135a: Request that the County of San Mateo regularly monitor the Quarry operation to assure that the operator is meeting all health and safety obligations and required management practices.*

*Program 135b: Contact the County of San Mateo, the Bay Area Air Quality Management District and the Water Quality Control Board if it appears that there are violations of local, State or Federal requirements at the site.*

*Program 135c: Actively participate in County permit review to develop conditions of approval that address air pollution and water quality issues in conjunction with mineral resource conservation.*



FIGURE IX-1





*Program 135d: In conjunction with any application for annexation of the Quarry to the City, develop and adopt a Mineral Resources Element to the General Plan to establish parameters and conditions for short-term Quarry operation and long-term reclamation.*

## **IX.5 CULTURAL RESOURCES**

Conservation of cultural resources has become important throughout the State. Cultural resources are defined as historical resources, which include structures over 50 years old, and prehistoric resources, generally archeological sites.

Brisbane has several older structures that remain from the railroad period, including the Roundhouse, as well as some residential structures of significance to the history of the City. (See background report OS-1 for further identification of local historical resources.)

Due to Brisbane's location and natural amenities, the area was favored by Native Americans. Several archeological sites have been recorded in this locality. (See Figure IX-J.) City policy to preserve archeological resources is based on consistency with CEQA requirements.

Policies in this chapter address the conservation of historical and archeological resources.

### **Policy 136      Encourage the maintenance and rehabilitation of structures important to the history of Brisbane.**

*Program 136a: Provide assistance to owners of historic property in planning rehabilitation projects.*

*Program 136b: Provide information to property owners on loan and grant funds and tax incentives.*

*Program 136c: Provide local incentives, such as the Brisbane Star awards, to maintain historic places.*

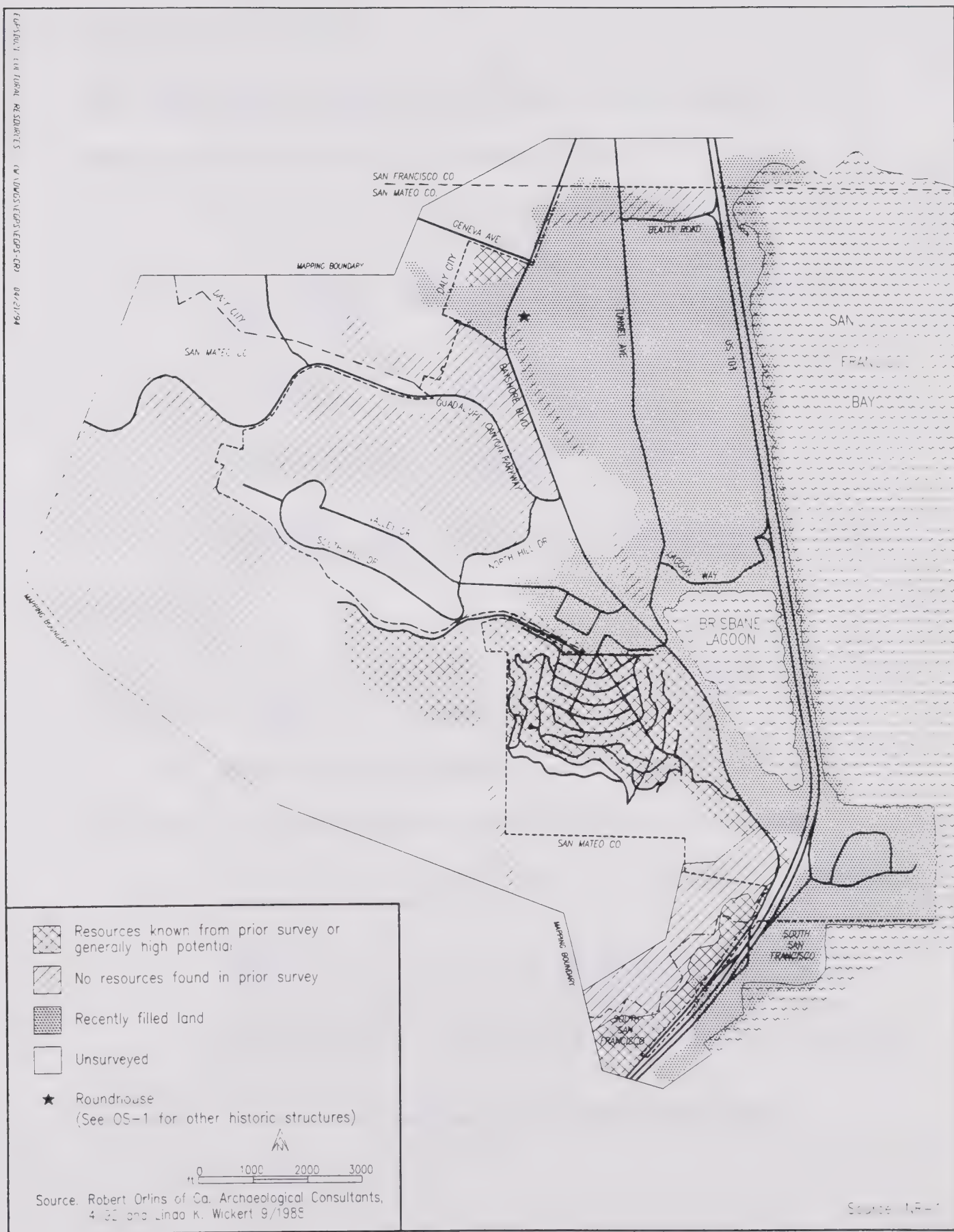
### **Policy 137      Conserve pre-historic resources in accordance with State and Federal requirements.**

*Program 137a: Consider amendments to the Zoning Ordinance to require resource surveys in conjunction with land use development applications and to establish procedures in the event of discovery to protect Native American Cultural Resources consistent with the standardized procedures given in Appendix K of CEQA.*





FIGURE IX-J





## **IX.6 DOMESTIC WATER**

The recent drought has called attention to the finite nature of the domestic water supply and the need to incorporate conservation measures into the daily life of the community.

### **Policy 138     Encourage conservation of domestic water.**

*Program 138a: Require the use of water conserving fixtures in new construction and remodeling projects.*

*Program 138b: Encourage the use of water conserving landscape and irrigation systems.*

*Program 138c: Utilize, if safe and appropriate, recycled water for landscape irrigation and dust control.*

*Program 138d: Provide public information on water conservation practices.*

*Program 138e: As a part of the land use planning process, consider how water conserving features are incorporated into project design.*

## **IX.7 ENERGY**

Energy conservation policies are given below. They focus on non-renewable resources, electricity, gas and petroleum products and emphasize the various regulations and technologies that apply to energy conservation.

### **Policy 139     Promote the conservation of non-renewable energy resources.**

### **Policy 140     Encourage energy-efficient building design and site planning.**

*Program 140a: Continue to administer building codes that contain State requirements for energy conservation.*

*Program 140b: As a part of the review of land use applications for subdivisions, specific plans and new non-residential and multi-family projects, encourage the design and siting of structures and the use of landscape materials in terms of utilizing natural resources for heating and cooling.*

### **Policy 141     Encourage the installation of energy-efficient appliances.**



*Program 141a: Cooperate with PG & E in promoting energy conservation by providing information and referral on energy-efficient appliances and heating and cooling systems.*

**Policy 142**     **Continue to support vehicle trip-reduction programs to conserve non-renewable fuels. (See Chapters VI and X for additional trip reduction policies.)**

## **IX.8 SOLID WASTE**

Recycling of solid waste provides two important benefits: recycling extends the life of remaining landfills and reduces the demand on natural resources. The City has participated with other cities in San Mateo County in developing a plan to reduce the waste stream,<sup>(1)</sup> which will be implemented in this General Plan period.

**Policy 143**     **Maximize opportunities to recycle solid waste.**

*Program 143a: Continue to participate in joint planning and collection programs with other agencies, such as those required by AB 939, to manage solid waste in order to maximize reclamation and reuse of the resources contained in the solid waste stream and reduce the impacts on landfills.*

*Program 143b: In negotiating franchise agreements with scavenger companies, require that they provide recycling incentives to both residential and business customers.*

*Program 143c: In negotiating franchise agreements with scavenger companies, require a curb-side collection of large items several times a year. Coordinate with non-profit agencies so that opportunities for reuse are provided.*

*Program 143d: Purchase goods containing recycled materials for City use.*

*Program 143e: In the review of land use development applications, consider design factors pertaining to the storage and disposal of recycling materials.*

*Program 143f: Consult with refuse disposal contractors or other recycling services on applicable land use development applications regarding the adequacy of the proposed measures.*

*Program 143g: Stay informed about new programs and technologies.*





*Program 143h: Provide public information about the benefits of recycling and encourage participation by residents and businesses.*



## FOOTNOTES

1. See the elements of the County of San Mateo Integrated Waste Management Plan for detailed program descriptions, especially the Source Reduction and Recycling and Household Hazardous Waste Elements adopted by the City of Brisbane.









## CHAPTER X

# COMMUNITY HEALTH AND SAFETY

### GOALS:

*Brisbane will be a place where...*

*The community is aware of the potential for natural and man-made disaster and has made sound preparations;*

*The City acts to prevent the loss of life and property and damage to the environment by addressing potential hazards in the use of the land;*

*Fire and police services actively prevent problems and stand ready to respond to community needs;*

*The residents and businesses feel safe and can freely attend to their daily lives; and*

*There is peace and quiet.*



## COMMUNITY HEALTH AND SAFETY

### Chapter Index

	<u>Page</u>
Emergency Preparedness .....	166
Seismic Safety .....	167
Structural Improvements .....	168
Public Awareness .....	168
Slope Stability .....	169
Development Requirements .....	169
Flood Hazard .....	176
Fire Hazard .....	179
Systems and Materials .....	181
Codes and Enforcement .....	181
Levels of Service .....	182
Public Education .....	182
Personal and Property Safety .....	183
Law Enforcement .....	184
Public Education .....	184
Community-Oriented Policing .....	185
Hazardous Materials .....	185
Land Contamination and Remediation .....	187
Noise .....	192
Transportation Noise .....	195
Land Use .....	196
Enforcement .....	197
Local Standards .....	197
Other Standards .....	197



Air Quality .....	198
Working with the BAAQMD .....	199
Mobile Sources .....	199
Stationary Sources .....	201
Public Action and Information .....	202
Water Supply and Quality .....	203
Sanitary Sewer and Storm Drains .....	204
Sanitary Sewer .....	204
Storm Drains .....	206





## CHAPTER X

### COMMUNITY HEALTH AND SAFETY

State law requires that a General Plan address the protection of the community from the risks of natural hazards. This chapter addresses this requirement and speaks as well to the man-made hazards that are a part of urban life. The underlying assumption of preparing safety policy is that the City can reduce hazards if the probability of hazardous conditions is known in advance and plans for dealing with such conditions have been prepared.

The chapter is divided into 12 sections: 1) Emergency Preparedness, 2) Seismic Safety, 3) Slope Stability, 4) Flood Hazard, 5) Fire Hazard, 6) Personal and Property Safety, 7) Hazardous Materials, 8) Land Contamination and Reclamation, 9) Noise, 10) Air Quality, 11) Water Supply and Quality and 12) Sanitary Sewer and Storm Drain. Throughout the chapter are figures that illustrate the matters discussed in the text. The figures are either from or based upon the information in the technical background reports. It should be noted that the figures give generalized information from published sources of various agencies. For the environmental sensitivities identified on the figures, project applications would be required to produce finer scale, site-specific data.

There are three important distinctions that inform the issues addressed in this chapter. The first is that in many instances the City does not have the authority to regulate a potential hazard or to enforce violations because City authority has been preempted by the County or a State or Federal agency. Such preemption exists with regard to gas pipelines, electrical transmission lines, the tank farm, landfill sites, etc. In such instances, the City's policy direction emphasizes cooperation and close communication with the responsible agencies. The second point is that a major aspect of the City's ability to address hazards lies with the adequate provision of services, including equipment, personnel and infrastructure. The City's ability to discharge its responsibilities rests directly upon its financial well being, and so the policies in this chapter relate directly to those in Chapter IV. Finally, it is important to acknowledge that if new development occurs, the need for City infrastructure and safety services will increase. Without additional sources of revenues, new development has the potential of reducing existing service levels or burdening the existing community with new charges. This is an important issue for General Plan policy. That is why it was addressed as part of the General Plan alternatives survey. Respondents were asked their opinion about who should pay to provide infrastructure to undeveloped areas. Voters strongly responded that it should be the responsibility of the developers and property owners. (See Figure X-A.)

**Policy: 144** Recognize that there are facilities in the City the safety of which is regulated by County, State or Federal agencies.



*Program 144a: Actively consult with these governmental agencies regarding the location and safety requirements in conjunction with the processing of any land use development permit or City project.*

*Program 144b: Verify annually with responsible agencies the status of regulated facilities in Brisbane and any new safety requirements that have been imposed and cooperate with those agencies to ensure the earliest possible installation of any new safety equipment required.*

**Policy 145 Recognize the need to ensure adequate revenues to provide safety services.**

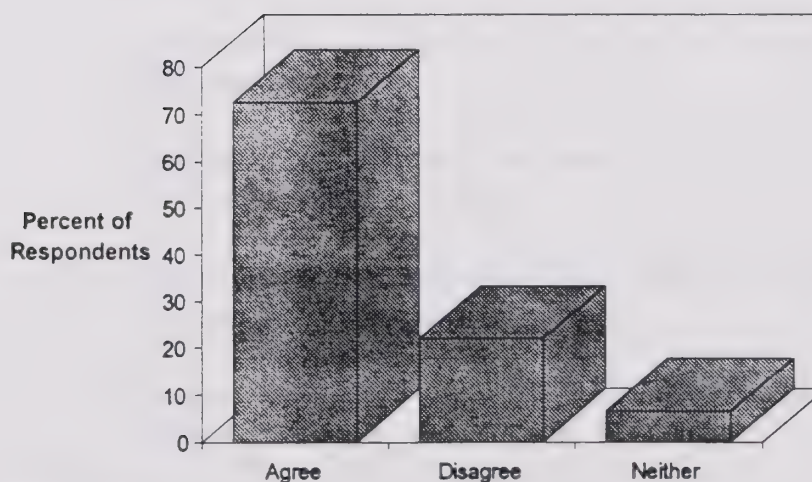
*Program 145a: As a part of the City's annual budget process and Capital Improvements Planning, evaluate the City's ability to provide infrastructure and safety services and review fees and charges to assure adequate revenues.*

**Policy 146 Require that developers and property owners in undeveloped areas who wish to build on their land provide infrastructure at their own expense, including water, sewer, storm drains and paved streets to City standards.**

**Policy 147 Develop impact fee programs so that new development contributes to safety services in order to maintain current service levels.**

**FIGURE X-A**

**Response to Voter Survey**



**Survey Question:**

*"The City's policy requires that developers and property owners in undeveloped areas who wish to build on their land must provide, at their own expense, water and sewer connections, storm drainage, and paved streets where they don't already exist. Do you agree or disagree with this policy?"*





## **X.I EMERGENCY PREPAREDNESS**

Emergency preparedness is critical for the well-being of Brisbane. Even though it is a small city, Brisbane's location in the San Francisco Bay Area puts it at risk for potential disasters, such as airplane crashes, major fires and hazardous materials incidents, in addition to earthquakes, landslides and floods. With limited access points and the physical barriers created by the Bay and the Mountain, it is necessary for the City to think carefully and plan well for the safety of its citizens.

Brisbane has developed an Emergency Management Plan<sup>(1)</sup>, which is regularly updated. The Plan provides procedures and establishes responsibilities for managing any disaster. It provides directions on evacuating the City, providing shelter and basic necessities, and on emergency communications and field responses. The Emergency Management Plan works in concert with a number of multi-agency mutual aid plans and with local volunteer efforts.

An emergency operations center has been built into the new Fire Station on Bayshore Boulevard, and regular training sessions and drills are conducted at the center using the Plan. Field exercises are also held to maintain a state of readiness. (Refer to Safety background report (SA-1) for more information.)

The following policies address Emergency Preparedness:

**Policy 148      Maintain the Emergency Management Plan as the central planning and management tool for disaster response.**

*Program 148a:    Update the Plan as necessary and appropriate and train staff and volunteers.*

*Program 148b:    Update and refine the City's evacuation plan, as necessary.<sup>(2)</sup>*

*Program 148c:    Maintain the operations center in a state of readiness for an emergency response.*

*Program 148d:    Be prepared to supplement City-owned equipment with that available from the private sector.*

*Program 148e:    Periodically hold exercises, including evacuation drills, using the instructions in the Plan.*

*Program 148f:    Utilize the Community Emergency Volunteers to provide community support and to assist emergency personnel during a disaster.*

*Program 148g:    Purchase and maintain necessary emergency equipment.*





*Program 148h: Provide periodic information to citizens about the Plan.*

*Program 148i: Develop materials and hold meetings to train and advise on emergency preparations that individuals, families and businesses can make toward their personal safety.*

*Program 148j: Develop disaster plans for all City facilities, for example, the Community Center and City Hall.*

*Program 148k: Encourage public preparedness through the dissemination of literature and by presenting CPR and first aid classes.*

*Program 148l: Encourage community members to participate in the Police and Fire Reserves.*

*Program 148m: Work with the Brisbane School District to plan for the provision of emergency services to District facilities in Brisbane.*

*Program 148n: Coordinate with the evacuation plans of surrounding cities affecting U.S. 101 and Bayshore Boulevard to ensure traffic flow through Brisbane in times of emergency.*

## **X.2 SEISMIC SAFETY**

Earthquakes originate as shock waves generated by movement along an active fault. Primary seismic hazards are ground-shaking and ground-rupture along the surface traces of the fault. Secondary hazards result from the interaction of ground-shaking with existing soil and bedrock conditions, and include liquefaction, settlement, landslides, tsunamis and seiches.

The Technical Studies background report on geologic setting and hazards (NR-1) notes that only a few earthquakes, all of very low magnitude, have had epicenters within the planning area. No Alquist-Priolo special study zones have been identified. Seismic hazard to Brisbane stems primarily from three active faults that threaten the Bay Area as a whole.

A severe Bay Area seismic event can produce damage in Brisbane. The Technical Studies background report maps the City for potential ground-shaking intensity, landslide and debris flow, liquefaction and tsunami susceptibility. (See Figures X-B - X-F.) A community can prepare for a seismic event in several ways by:

- making improvements to existing structures and facilities to withstand seismic forces;
- constructing new structures and facilities to current seismic codes;
- avoiding construction in hazard areas or installing mitigations if these areas cannot be avoided;
- developing a Disaster Preparedness Plan;



- providing public information and preparing its citizens for the eventuality of an earthquake.

The policies below address these approaches:

### **Structural Improvements**

**Policy 149**      **Construct new buildings and retrofit existing ones to withstand seismic forces.**

*Program 149a: Require that all new construction meet current codes for seismic stability.*

*Program 149b: Consider a requirement, in conjunction with both residential and non-residential rehabilitation or reconstruction, that some portion of the improvements be devoted to improving seismic safety.*

*Program 149c: Provide information to citizens on the necessity for seismic retrofit and on typical methods of upgrading existing structures.*

*Program 149d: Continue to implement the City's Ordinance 354 regarding unreinforced masonry and pre-1973 tilt-up structures.*

*Program 149e: Require soils reports and engineering recommendations for structural stability in conjunction with building permit applications in areas which have been identified as prone to seismically-induced landslides or subsidence in seismic events.*

### **Public Awareness**

**Policy 150**      **Encourage citizens to become educated about and take an active role in earthquake preparedness.**

*Program 150a: Develop programs to increase public awareness of seismic hazards and to educate the community on procedures that can help to minimize injury and property loss before, during, and after an earthquake.*

**Policy 151**      **Address the specific impacts and potential responses to seismic events through the City's Emergency Management Plan.**

See Section X.1 on Emergency Preparedness for additional policies on seismic hazard.



### **X.3 SLOPE STABILITY**

Slope, the steepness of the land, is a fundamental factor in many hazards. Combined with considerations of geology, soils, vegetation and drainage, slope determines potential for landslides, debris flow and erosion.

Seismically-induced landslides are deep-seated failures involving bedrock. Often these landslides are slow-moving, allowing time for evacuation of endangered structures or engineered mitigation in advance of development. Debris flows are rapid movements of soil and colluvium overlaying bedrock which occur rapidly and without warning.

Recent investigations have shown that the General Plan planning area is rated as having low susceptibility to landslides. However the slopes of San Bruno Mountain are prone to debris flow and much of the soil in the planning area is subject to erosion. The Technical Studies background report (NR-1) provides greater detail on the characteristics of slope stability and soils and maps levels of susceptibility to landslides, debris flows (See Figures X-C, X-D and X-E) and erosion (refer to NR-1, pp. II-8, II-9).

The following policies address issues of slope stability:

#### **Development Requirements**

**Policy 152**     **Consider issues of slope stability in conjunction with development applications.**

*Program 152a: Require soil and geologic investigations in areas identified as prone to slope instability. Consider both on-site and off-site impacts.*

*Program 152b: Unless adequate mitigating measures are undertaken, prohibit land alteration, including any grading and structural development, in identified areas of slope instability.*

*Program 152c: Require topographical and soils information for all projects on slopes identified over 20%. (See Figure X-G.)*

*Program 152d: Certificates of compliance shall be conditioned upon a comprehensive and detailed slope analysis.*

*Program 152e: Encourage placement of structures away from areas identified as prone to slope failure or erosion unless effective mitigation measures are proposed as a part of the project design.*





FIGURE X-B

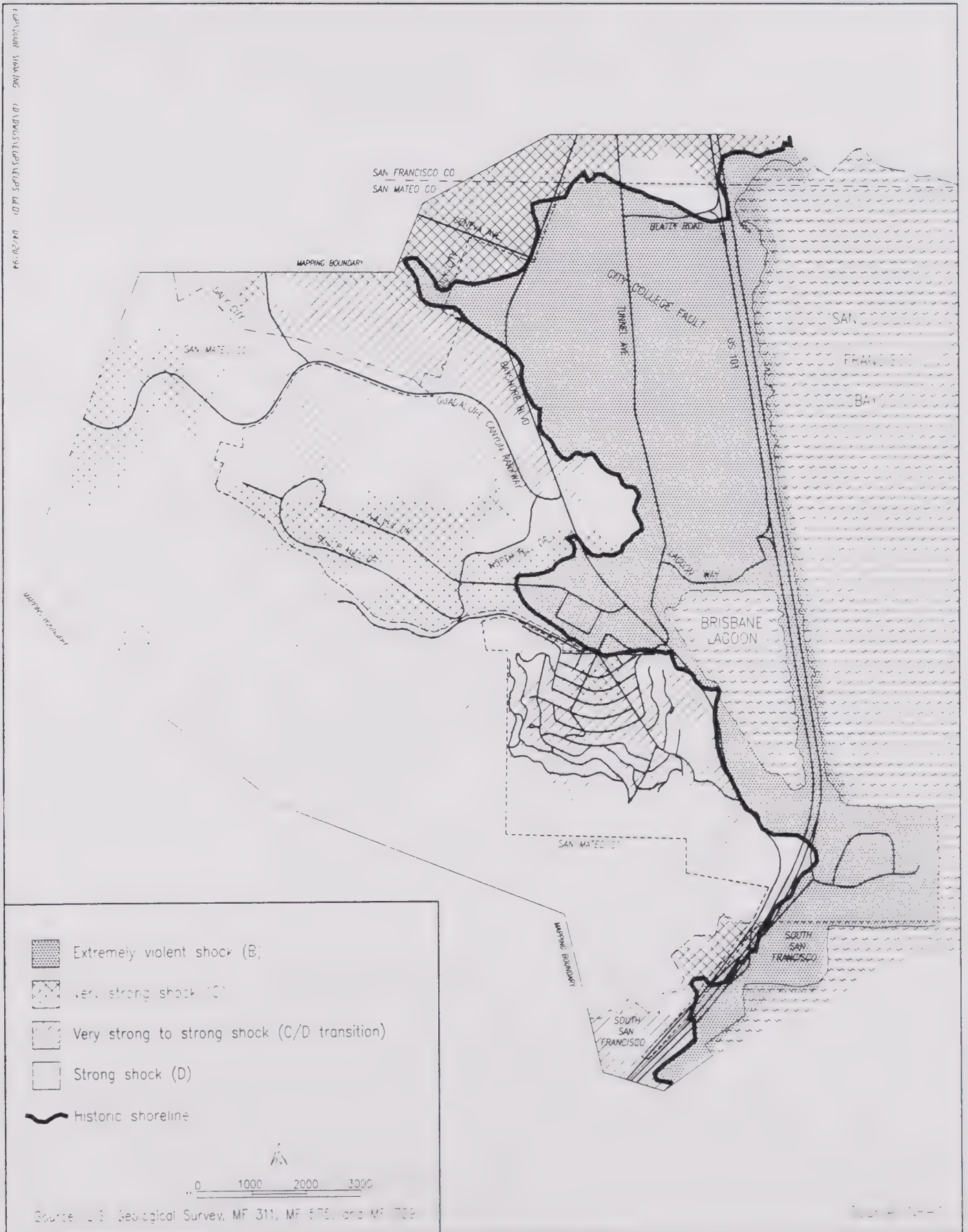




FIGURE X-C





FIGURE X-D

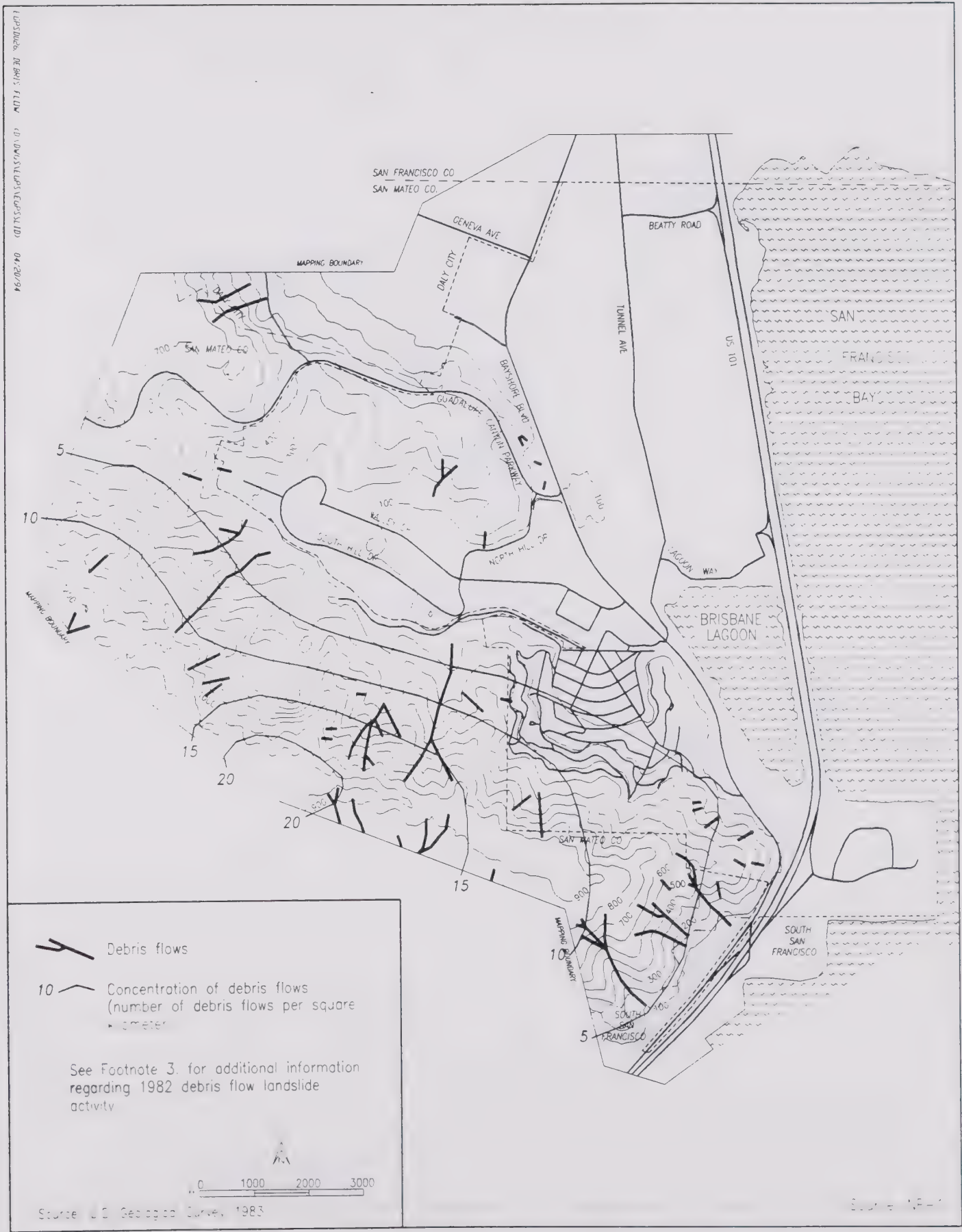






FIGURE X-E

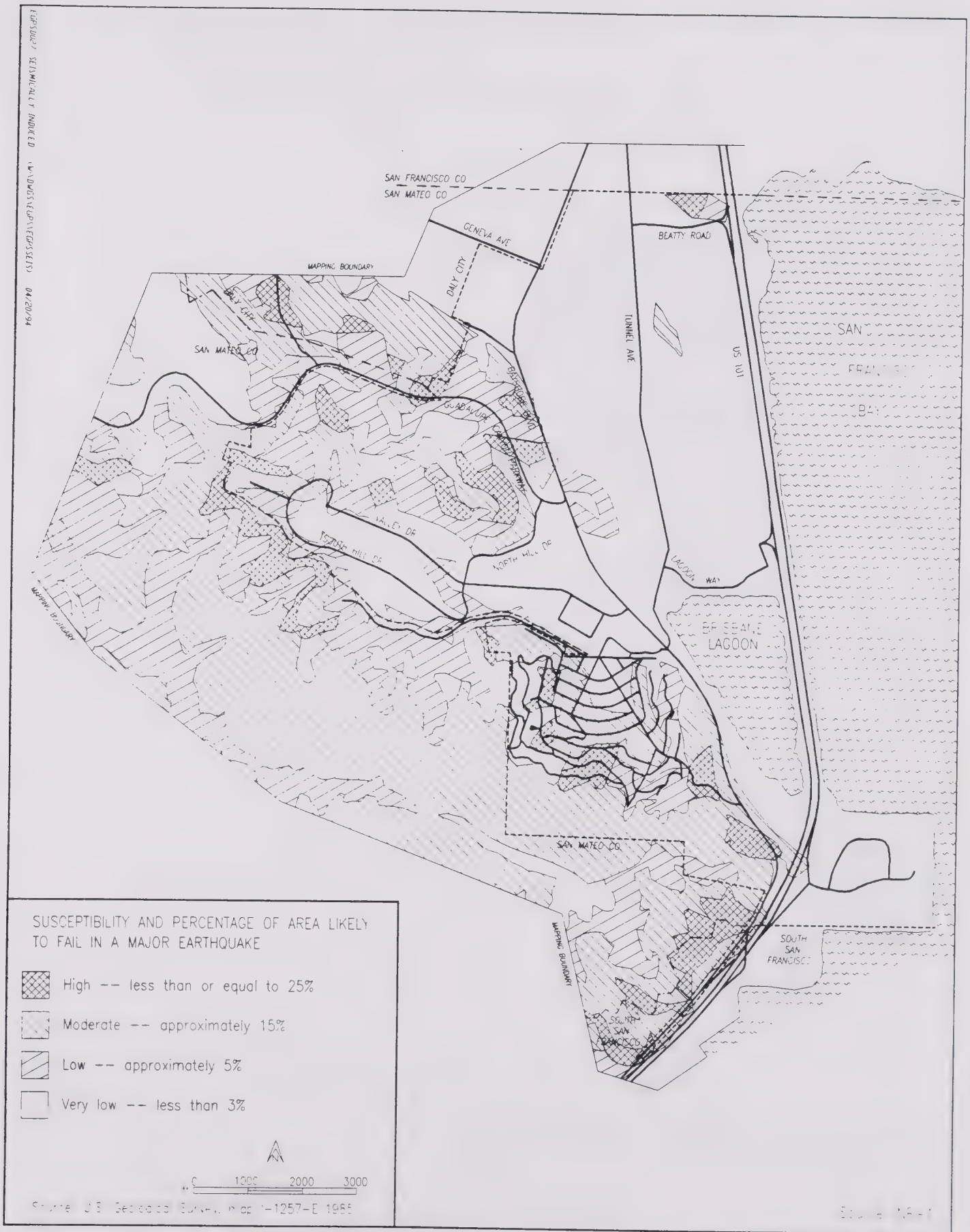










FIGURE X-G







*Program 152f: Require erosion control programs and revegetation on all disturbed slopes.*

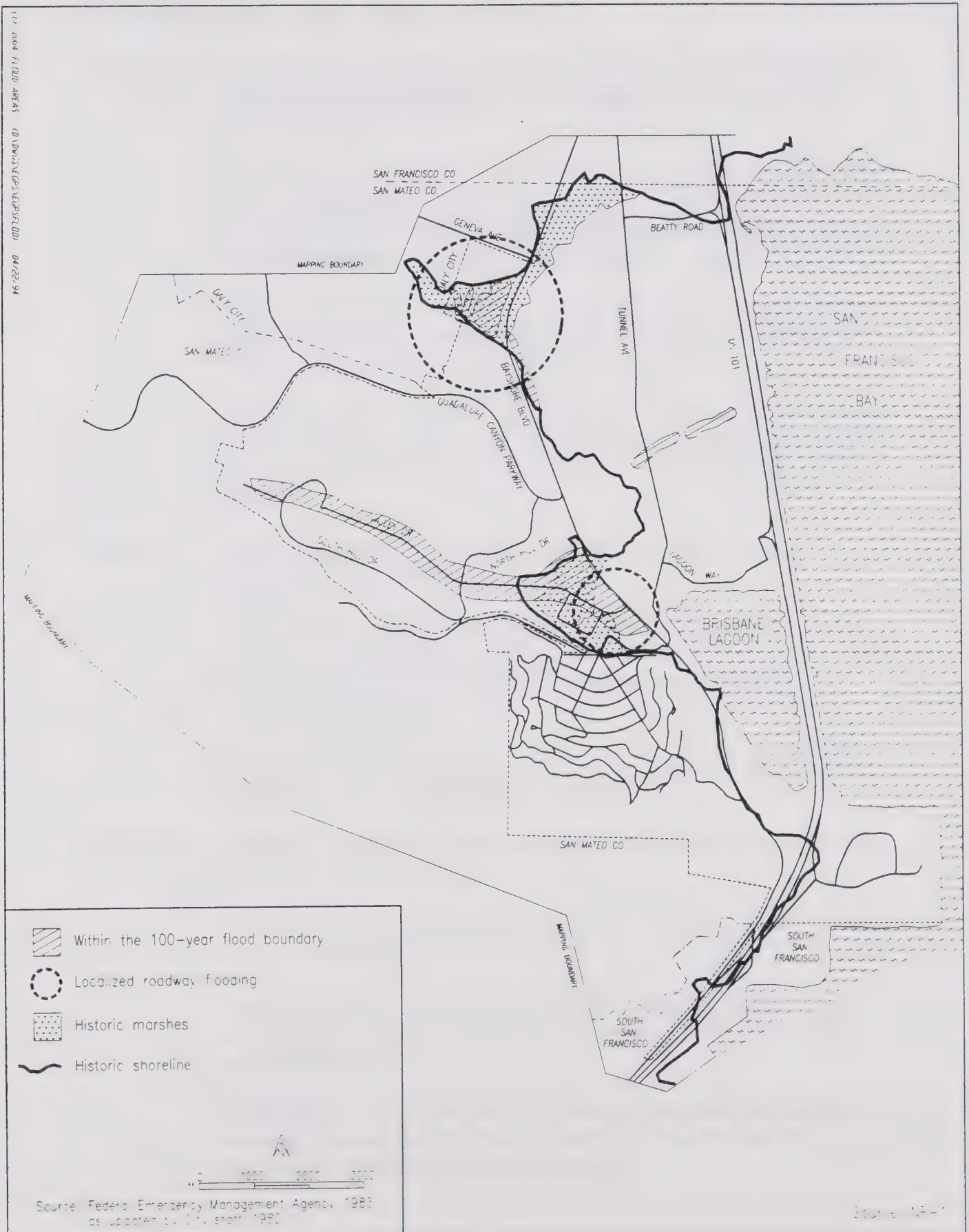
*Program 152g: Strictly enforce the provisions of the City's Grading Ordinance.*

#### **X.4 FLOOD HAZARD**

Areas subject to flooding are located on fill deposits overlying historic tidal marshes. The Technical Studies background report maps these tidal marshes as well as the boundary of the historic shoreline. (See Figures X-B and X-H.) The flooding occurs at what were the mouths of two intermittent streams, each emptying into estuaries. Current flooding problems result from inadequate drainage in these areas. Also illustrated in Figure X-H is land within the 100 year flood boundary as mapped by FEMA. On this map areas of localized roadway flooding during heavy rains and/or high tides are shown. Areas subject to flooding may change as a result of development projects and the installation of public improvements.



FIGURE X-H





The following policies address issues of flood hazard:

**Policy 153**     **Require the construction of new improvements and the upgrade of existing stormwater infrastructure to mitigate flood hazard. (See Policy 130.2.)**

*Program 153a: Construct improvements to the GVMID storm drainage system to accommodate stormwater from the Northeast Ridge and increase the overall capacity of the drainage system, as required in the conditions of approval for the Northeast Ridge Development Project.*

*Program 153b: Work with Daly City and affected property owners to design improvements to alleviate flooding on the section of Bayshore Boulevard between Geneva Avenue and Main Streets.*

*Program 153c: In conjunction with design of infrastructure to serve the Baylands, require that the property owner address the issue of flooding around the open drainage channel that flows west to east across the property.*

**Policy 154**     **Keep information on flood areas and storm drain infrastructure updated and available to the public.**

*Program 154a: Apply to FEMA to update the FIRM maps to remove raised areas fixed by virtue of drainage improvements that are no longer within the 100 year flood boundary. Distribute updated maps to the public.*

*Program 154b: On a regular basis, update the City's storm drain base maps to include new facilities and information.*

**Policy 155**     **Pay special attention to the condition and maintenance of storm drain facilities to avoid flooding.**

*Program 155a: Schedule regular maintenance to remove silt and debris from storm drain facilities.*

*Program 155b: As a part of Capital Improvements Planning, replace and repair, as economically feasible, storm drain facilities as needed to prevent flooding.*

*Program 155c: Study the drainage basins to determine responsibility for siltation of storm drain facilities. Consider methods of assessing maintenance costs to responsible properties.*





## **X.5 FIRE HAZARD**

Much of the residential area in Brisbane nestles up to steep slopes containing grass, brush and woodland vegetation. This vegetation is subject to periodic fires caused by arson or by accident. The California Department of Forestry considers three primary factors to determine the severity of wildland fire hazard: fuel loading, fire weather and slope.

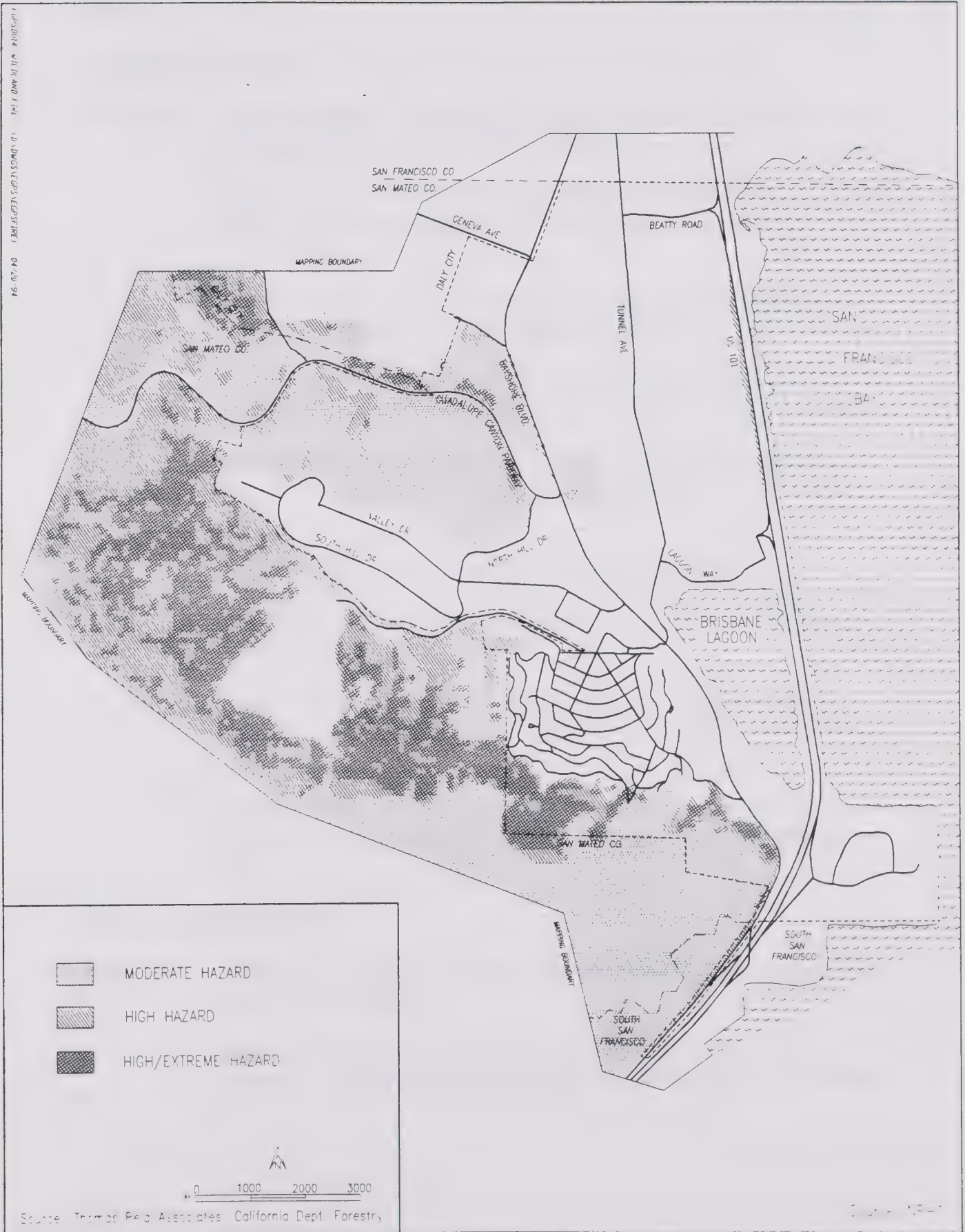
The Technical Studies background report maps these factors. (See Figure X-I.) Although specific locations are mapped as moderate-to-high, the overall wildland fire hazard in Brisbane is generally considered moderate due to the weather pattern of moist winds and fog, which result in increased plant moisture content.

In the developed areas of the City, there is a fire hazard of a different nature. Residential structures are built close together and on extreme elevation differences. Some structures have limited or difficult access, which impacts the ability of firefighters to effectively attack interior fires. In addition to residential structures, the City contains industrial warehouses and manufacturing facilities, which use or store hazardous chemicals. There is bulk storage of flammable liquids and gases, and there are non-residential buildings that are considered high-rise or have other unusual features of construction. Each condition presents a specific set of circumstances that must be considered in addressing the fire hazard.

Of special concern to the residential area are the long narrow hillside roads that provide difficult access and limited turn-around opportunities for fire vehicles. Areas of special concern are mapped in the Technical Studies background report. (See Figure X-I.) Policies on road widths and safety improvements to improve access for public safety vehicles and facilitate evacuation are found in the chapter on Transportation and Circulation. That chapter also addresses the issues raised by on-street parking that results in insufficient clearance for emergency vehicles. Policies regarding responses to incidents involving hazardous materials are also found in Section X.7.



FIGURE X-1





The following policies establish the City's approach to fire hazard in the General Plan period:

### **Systems and Materials**

**Policy 156**     **Take advantage of technology to require built-in fire safety systems using appropriate materials and technology.**

*Program 156a: Consider adopting additional requirements for built-in safety systems, such as fire sprinklers and sensors or alarms, in all new construction.*

*Program 156b: Consider adopting requirements for built-in safety systems in conjunction with building improvements.*

*Program 156c: Continue requirements for fire-resistant roofing materials for all new buildings and for re-roofing of existing buildings.*

*Program 156d: Encourage residential fire-sprinkler installation in conjunction with residential improvements along the urban wildland interface.*

*Program 156e: Underground utilities throughout the City, as economically feasible. Require undergrounding of all utilities for all new development and the undergrounding of service drops where existing service is in place.*

*Program 156f: Consider the adoption of landscaping standards for structures at the urban/wildland interface to reduce fuel loading between the structures and the property line.*

*Program 156g: On an ongoing basis, provide information to citizens on landscaping materials and maintenance practices that contribute to fire safety.*

### **Codes and Enforcement**

**Policy 157**     **Administer and enforce health and safety codes related to fire safety on an on-going basis.**

*Program 157a: Continue to notify property owners of hazardous conditions on their properties and enforce abatement of these conditions.*





*Program 157b: Enforce the provisions of the Uniform Building Code and the Uniform Fire Code and the Zoning Ordinance to address access, exiting, setbacks, materials and other design factors that contribute to fire safety.*

*Program 157c: Cooperate with the California Department of Forestry in the implementation of the Bates Bill, AB 337, to map areas of Very High Fire Hazard Severity Zones, and to adopt the maps required by the legislation.*

### **Levels of Service**

**Policy 158**     **Provide a level of fire protection proportional to the size, risks and service demands of the community within budgetary constraints.**

*Program 158a: In conjunction with development applications, evaluate fire service requirements, response times and levels of risk. Require impact fees and exactions to maintain the level of service and to provide for any special equipment needs.*

*Program 158b: Coordinate with other agencies to maintain existing access roads to the Mountain.*

*Program 158c: Continue to participate in the automatic and mutual aid greater alarm and other reciprocal response plans to provide the availability of adequate fire suppression capacity.*

### **Public Education**

**Policy 159**     **Continue to provide public education in the areas of fire hazards, prevention and response.**

*Program 159a: Provide training and information to citizens on fire safety and evacuation plans through community meetings and informational materials.*

*Program 159b: Encourage businesses to prepare pre-emergency plans and to train their employees on emergency response procedures and evacuation.*



## X.6 PERSONAL AND PROPERTY SAFETY

Question: What do you like most about living in Brisbane?

Respondents: "The safety of a small secluded town."

"Most of my neighbors are pleasant and friendly and I don't worry about crime."

"I feel safe. Often I walk around in the dark from visiting, etc. and I'm not afraid."

"I like the feeling of safety here and the community feeling which makes Brisbane a great place for raising young children."

*General Plan Survey Transcript (4)*

Brisbane is fortunate to be a safe community, one with a comparatively low crime rate. In part, this is because the residential community is somewhat isolated, with few access points. In part, it is because of the close-knit nature of the community and its awareness of its surroundings. In part, it is due to the City's focus on prevention.

For the Brisbane Police Department, prevention programs have had two main components: police presence and community involvement. The availability of officers, neighborhood patrols and quick response times have characterized safety services. In recent years community-oriented policing has been a significant part of the prevention philosophy.

Community partnerships that promote education and crime prevention and foster close ties between the Police Department and the Community have included the Neighborhood Contact Program and the use of the Peninsula Conflict Resolution Center's Community Mediation Program to promote non-arrest interventions. Both of these approaches seek to resolve problems before they become issues of public safety.

A major focus of the Police Department has been the youth of the community. Department Officers work closely with the Brisbane School District, providing drug education programs and actively supporting the Police Activities League that works with the Recreation Department to provide constructive activities for the young people in the community.



In the next ten years, the focus on community and youth will remain a key component of City policy on personal and property safety.

### **Law Enforcement**

**Policy 160**     **Provide a level of police protection of persons and property proportional to the size and law enforcement needs of the community within budgetary constraints.**

*Program 160a: In conjunction with land use development applications, evaluate police service requirements and response times. Require impact fees and exactions to maintain the level of service.*

*Program 160b: Continue to develop ongoing and accurate means of assessing the community's law enforcement needs and evaluating Police Department performance in addressing these needs.*

**Policy 161**     **Participate in mutual aid and other reciprocal response plans to support established response times and provide adequate police protection.**

**Policy 162**     **Continue to ensure that all police personnel receive appropriate and up-to-date job-related training.**

**Policy 163**     **Continue to ensure a three minute emergency response average and a ten minute average response to other calls for service.**

### **Public Education**

**Policy 164**     **On an on-going basis, provide training and information to citizens that fosters crime prevention and promotes respect for community values.**

*Program 164a: Continue to provide drug education and other programs that encourage constructive activities and positive values for the City's youth.*

*Program 164b: Continue to develop public education programs in response to the needs and interests expressed by community members through the Neighborhood Contact Program or other community outreach programs.*





## **Community-Oriented Policing**

**Policy 165**     **To the fullest extent possible, involve the community in the process of identifying and solving problems that relate to personal and property safety in Brisbane.**

*Program 165a: Continue to provide training to police personnel in the community-oriented, problem-solving approach to policing.*

*Program 165b: Continue and consider expanding foot patrols as part of officers' daily activity and investigate feasibility of use of bicycles.*

*Program 165c: Where appropriate, continue to encourage non-arrest interventions, such as mediation, that promote community-based problem solving.*

*Program 165d: Develop a system of evaluation and rewards for police personnel that reflects community development and problem-solving accomplishments in addition to more traditional law enforcement achievements.*

*Program 165e: Continue to develop community partnerships between the Police Department and other community groups and organizations to address the causes of crime, fear, and other issues regarding the welfare of the community.*

*Program 165f: Continue to work with community organizations to develop an awareness of the problems in the community as well as the services provided by the City to address these problems.*

*Program 165g: Establish a permanent police facility that is inviting and accessible to the community.*

## **X.7 HAZARDOUS MATERIALS**

A hazardous material has a significant potential to cause harm to human health or the environment. The hazards posed may vary substantially depending upon chemical composition, physical state, concentration and exposure of the substance to humans and the environment.

Since the late 1970s, many Federal and State regulations have been instituted to address the storage, disposal and transport of hazardous materials. Most of these laws preempt the authority of local government, although in some instances a local government may act as the enforcement agency. For example, the State has adopted lists of hazardous materials



and thresholds to establish hazard, adopted best management practices and established agencies that grant hazardous materials permits. The Safety Background Report (SA-1, pages 19-25) gives further information on applicable laws and responsible agencies, and describes when and how the City becomes involved in hazardous materials management.

One of the City's major responsibilities regarding hazardous materials is set forth in State Assembly Bill AB 2185. This law requires that businesses that have or use hazardous materials exceeding established minimum quantities must file a Hazardous Materials Management Plan with a designated local agency. The plan must disclose the types, quantities, processes and locations of materials on the site, identify the hazards posed and processes used, and specify a safety plan. Regulations for storing and otherwise managing hazardous materials are found in California's Uniform Fire Code. As the local agency administering hazardous material safety plans, the Brisbane Fire Department administers State reporting requirements and, in conjunction, enforces the requirements of the Uniform Fire Code. The Fire Department inspects the site, verifies the information in the plan, and requires changes in storage and materials handling whenever necessary to ensure safety. In the event of a hazardous materials release or related hazard, the Fire Department will contact appropriate agencies, such as the County Department of Environmental Health, the State Department of Toxic Substance Control, and the State Office of Emergency Services, and cooperate with them to address the situation.

Hazardous materials are not only found in business and industry. In every household there are paints, cleaners, solvents, pesticides or other similar materials that contain hazardous substances. The proper handling and disposal of these materials is important to the safety of Brisbane households.

This section establishes the City of Brisbane's policies regarding hazardous materials.

**Policy 166     Protect the community's health, safety, welfare, natural resources and property through regulation of the handling and storage of hazardous materials, with specific focus on prevention of accidents.**

*Program 166a: Work closely with County, State and Federal agencies in the regulation of hazardous materials.*

*Program 166b: Continue administration of Hazardous Materials Management Plans through the Brisbane Fire Department.*

**Policy 166.1     Require disclosure, in a risk analysis, of all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.**





*Program 166.1a: In connection with any application for a proposed specific plan or land use development project involving biotechnical research activities, determine the nature and extent of any regulations that should be adopted to protect the public health and safety before any such specific plan or land use development application is approved.*

- Policy 167**      **Provide information on hazardous materials and non-hazardous substitutes to residents and businesses.**
- Policy 168**      **Encourage the County of San Mateo to establish a safe collection station for hazardous wastes from households and small businesses that is convenient and accessible to Brisbane citizens, as addressed in the Household Hazardous Waste Element of the Integrated Waste Management Plan.**
- Policy 169**      **Strongly encourage Federal and State agencies to accelerate efforts to evaluate human health impacts from, and to establish legally enforceable standards for hazardous materials.**
- Policy 170**      **Participate, to the greatest extent feasible, in decision making regarding the location of hazardous waste treatment, collection and transfer stations proposed by adjacent jurisdictions to minimize risk and assure safety.**
- Policy 171**      **Investigate any existing and proposed use of Brisbane's circulation system to transport hazardous waste in regard to safety.**

## **X.8 LAND CONTAMINATION AND REMEDIATION**

One of the areas of greatest change in both public awareness and legislative requirements in the last 13 years is that of land contamination and remediation. During this time period, there has been an increasing awareness that lands contaminated with hazardous materials have the potential to pose risks to public health and safety. Hazardous materials are injurious substances, such as pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels. Present and future generations bear a tremendous burden resulting from the illegal and/or unregulated use and disposal of hazardous materials in the past. In general, the owners and operators of an assessed parcel can be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as CERCLA or Superfund Act, is the most well known and widely applicable of these laws. The California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of property, whether or not the owner or operator has anything to do with creating or handling the hazardous substances. There have been attempts to direct public funds to remediation





efforts, but there are insufficient public funds to remediate identified sites, and the number of such sites is increasing as testing continues.

There are two primary agencies with authority to issue orders regulating the remediation of contaminated land and water: the Cal-EPA Department of Toxic Substances Control and the Regional Water Quality Control Board.

Figure X-J illustrates the three areas of land identified in Brisbane as contaminated by industrial materials for which orders have been issued and which are currently undergoing the remedial action process under the authority of the Department of Toxic Substances Control and the Water Quality Control Board. In addition, as of March 1994, 13 sites contaminated by leaking underground storage tanks were undergoing remediation under the regulatory authority of the San Mateo County Environmental Health Division.

There are also lands in the City that have a history of deposited materials, including municipal solid waste, rubble, and other related materials. Figure X-K illustrates these areas. There are a multitude of permits, agencies and testing requirements for development on solid waste landfill sites. Primary regulatory authority rests with the State Integrated Waste Management Board.

The San Mateo County Environmental Health Division is the Local Enforcement Agency for the California Integrated Waste Management Board and is responsible for the enforcement of the State Minimum Standards for Solid Waste Handling and Disposal, the issuance of Solid Waste Facility Permits and final approvals for closure and post-closure development of landfills in San Mateo County. The Water Quality Control Board and the Department of Toxics Substances Control have regulatory authority as well. Although the City of Brisbane lacks power to be involved directly in the State-supervised clean-up and abatement process, the City retains the power to regulate the use of this land through zoning, subdivision and other municipal regulations. The City of Brisbane retains ultimate authority over land use for all properties within its jurisdiction. For both the remediation of contaminated lands and landfill development, there is a complex and fast-growing body of specialized technical rules and regulations under the control of these regulatory and permitting agencies. New methods of remediation are constantly being developed and included in remediation orders imposed by the agencies. The policies in this section reflect the necessity for the City to communicate well and work closely with these agencies so as to benefit from their knowledge and best understand how to plan for Brisbane's future.



FIGURE X-J

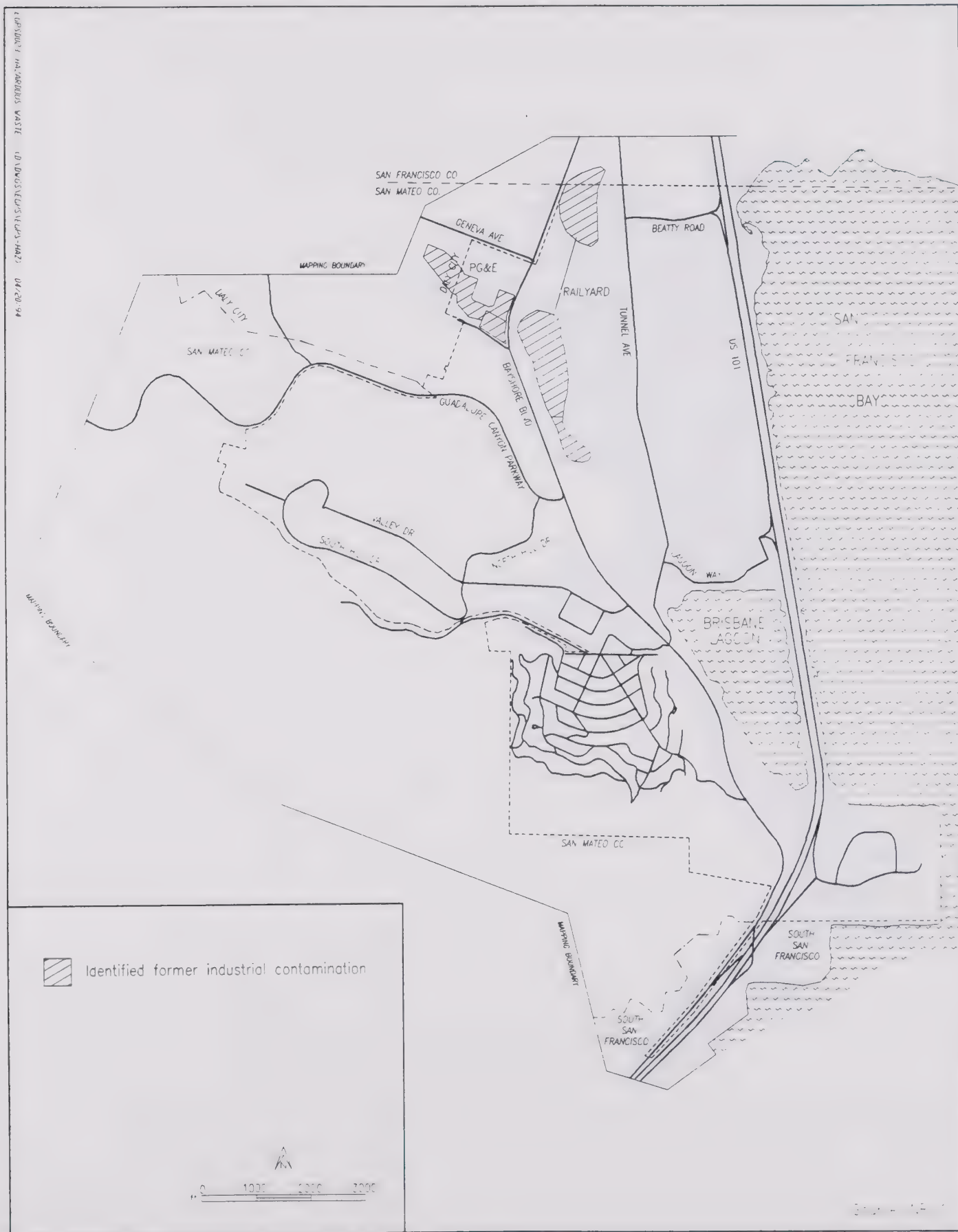
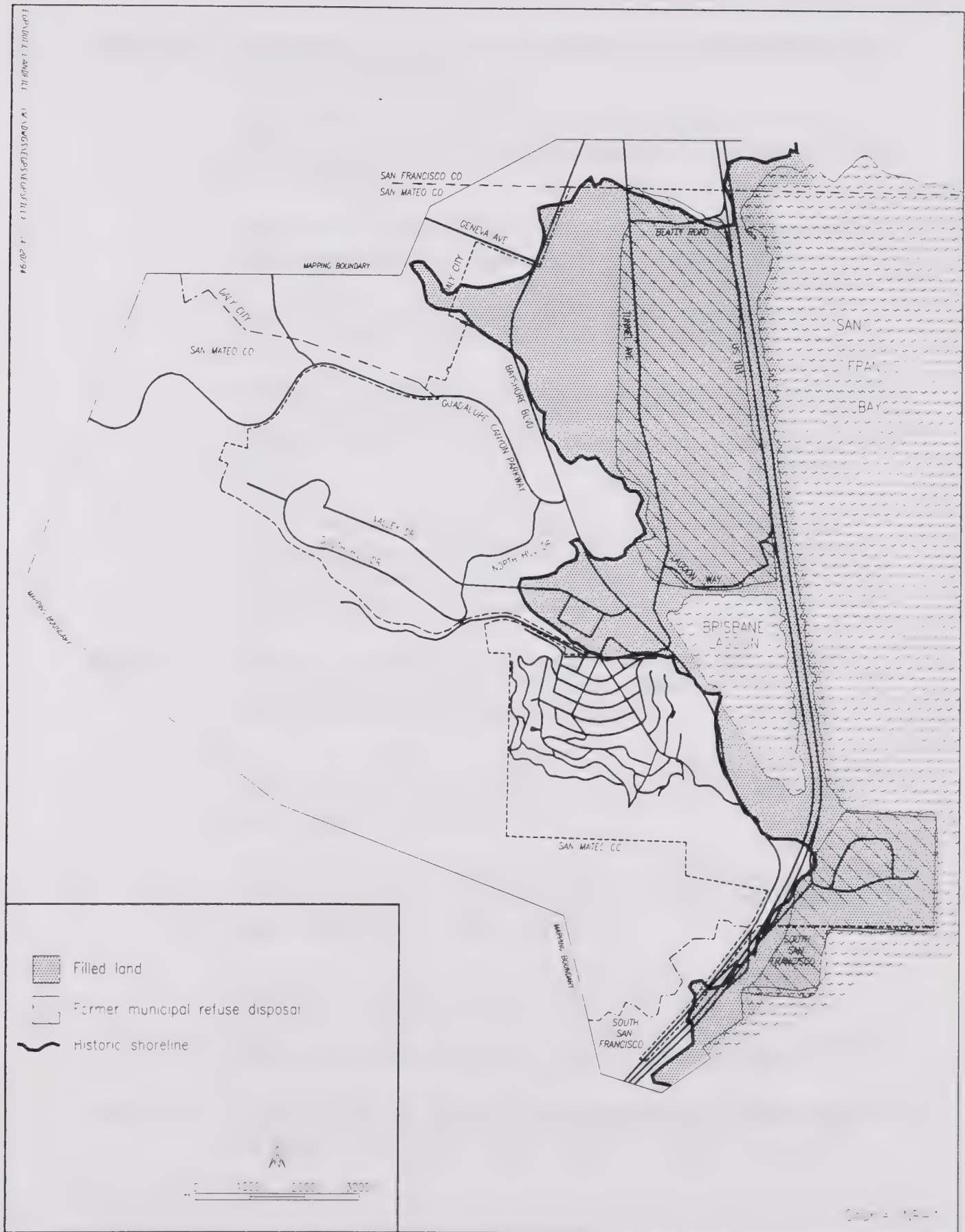




FIGURE X-K







**Policy 172**      **Establish that it is of the highest priority that contaminated lands in Brisbane be remediated.**

*Program 172a: Communicate this priority to responsible State and Federal agencies and encourage these agencies to establish remediation plans and programs.*

*Program 172b: Seek to direct State and Federal funds to remediate contaminated lands in Brisbane.*

*Program 172c: Require private property owners to remediate contaminated lands consistent with State and Federal requirements.*

*Program 172d: Continue to maintain good communications and working relationships with the Cal-EPA Department of Toxic Substances Control, the Water Quality Control Board and other agencies regulating remedial actions.*

**Policy 173**      **The City shall not grant approval of a development project on a contaminated site unless a plan for remediation of the site has first been approved and adopted by all Federal, State and local agencies having jurisdiction over the remediation plan.**

**Policy 174**      **Include the remediation requirements of Federal, State and local agencies in the process of making determinations on land use designations and development applications.**

*Program 174a: Take into account risk assessments and other technical studies prepared by governmental agencies when making land use determinations for contaminated lands.*

*Program 174b: Condition all final approval of development projects on full compliance with all orders, remediation programs and mitigation measures imposed by regulatory agencies.*

*Program 174c: Require applicants to provide for analysis by environmental engineers, toxicologists or other technical specialists deemed necessary by the City to process development applications and complete environmental review for projects on contaminated lands.*

**Policy 175**      **Assure that any development otherwise permitted on lands filled with municipal waste is safe by implementing the following programs.**



*Program 175a: Exchange information with the California Integrated Waste Management Board, San Mateo County Environmental Health Division and other responsible agencies regarding the requirements for safe and successful landfill development, utilizing the experience of Sierra Point.*

*Program 175b: Require evidence that scientific testing and verification has taken place to the satisfaction of regulatory agencies.*

*Program 175c: Encourage property owners of filled lands to complete all testing and related requirements of the Federal, State and local agencies well in advance of requesting land use permits from the City.*

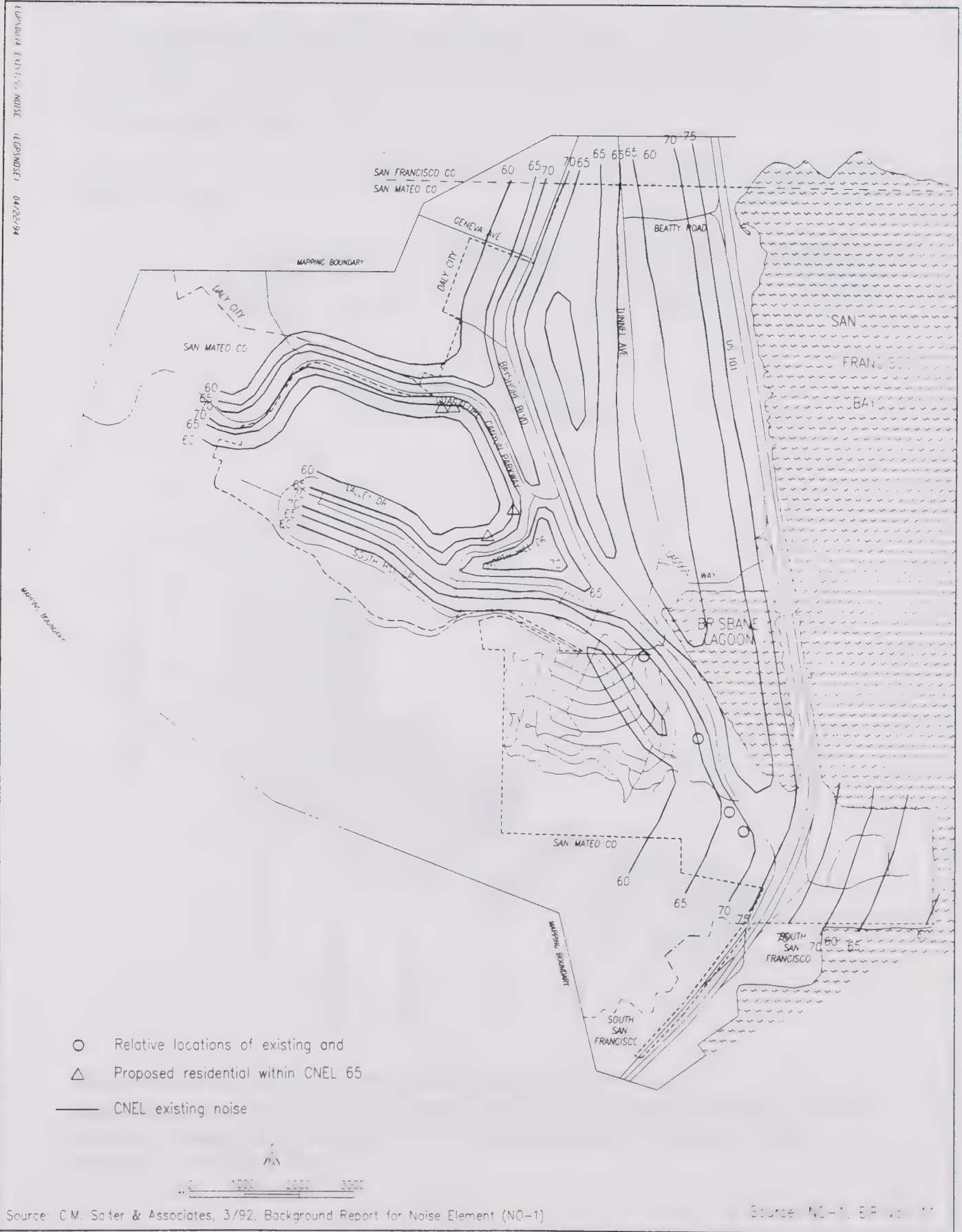
## **X.9 NOISE**

In March 1992, a report was prepared for the City evaluating current noise levels in the planning area (NO-1). After taking readings at various locations, noise contours were delineated on the City base map illustrating the areas affected by continuous, on-going noise. A simplified version of that map is included as Figure X-L which illustrates the CNEL 65dB noise corridors caused by traffic. The CNEL 65dB measurement represents a noise level at which noise insulation features are generally required.

The Figure illustrates that the noisiest areas in the City are those immediately adjacent to major traffic corridors, especially those that accommodate a substantial amount of truck traffic, and that Highway 101 generates a moderate-to-high steady noise impact continually along its corridor. Figure X-L also shows where uses especially sensitive to noise, such as residential uses, are affected by these noise corridors.



FIGURE X-L





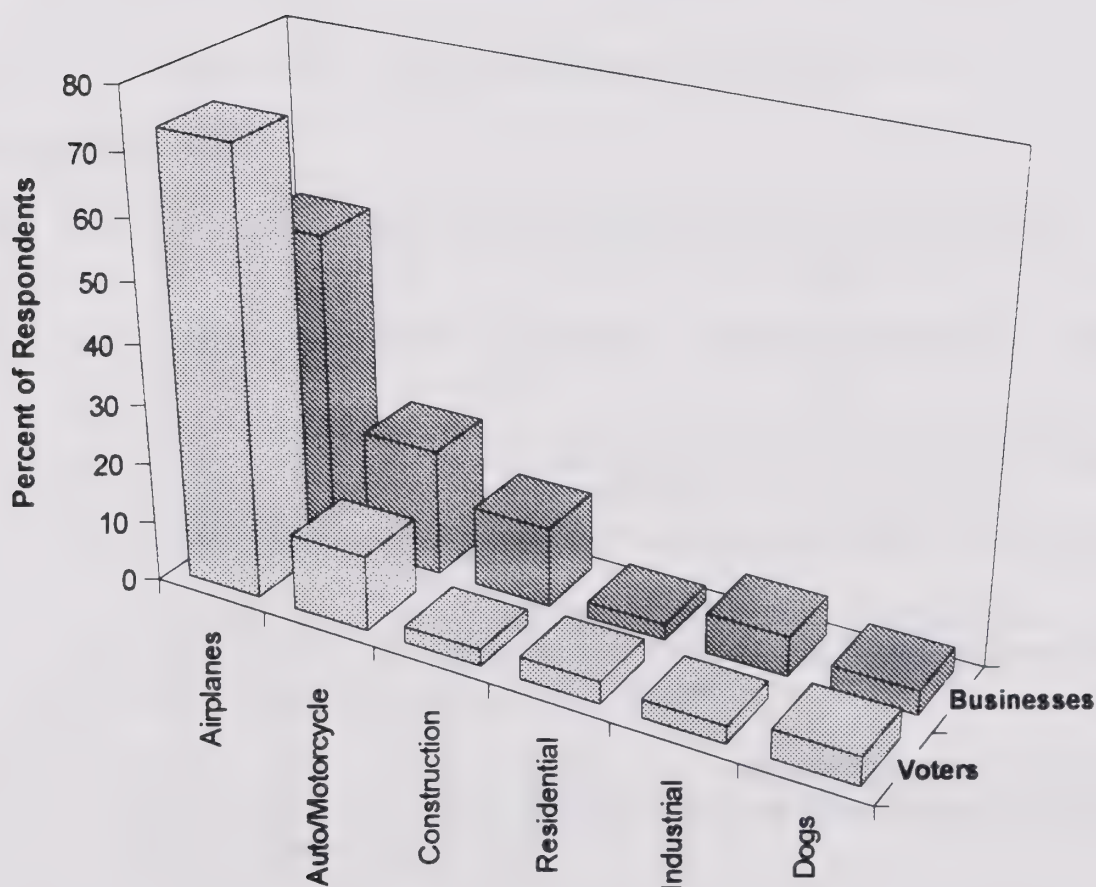


The Noise background report (NO-1) also speaks to the effects of single-event noise on the community. Since the Brisbane residential community is especially quiet, it is most impacted by flyover activity from San Francisco International Airport, especially in the early morning and evening hours.

In March 1993, as a part of the General Plan alternatives survey, citizens were asked the following question:

The existing General Plan calls for the reduction of noise in the City to acceptable levels. Here is a list of specific types of noise. In your opinion, what type of noise would you most like to see reduced.

FIGURE X-M  
**Results of Survey**  
**Priority Noise to be Reduced**



Of 684 voter respondents, 73.39% picked airplane noise, followed by automobile/motorcycle at 12.57%. Construction noise, other residential noises, industrial noises and dogs each elicited under 5% of the voter responses. Businesses responded similarly. (See Figure X-M.)



The survey results substantiate that the source of the noise most disruptive to the community is airplane overflights, which is not within Brisbane's jurisdiction to regulate.

Overflight noise has been a long-standing source of irritation for residents and businesses. To the extent that City actions can lessen noise impacts, policies to that end are included in this document. Many policies speak to requirements for insulating structures and equipment, constructing noise barriers and similar measures that can be implemented within the City's health and safety authority. Other policies speak to political and legislative actions that can be taken by City officials and citizens to attempt to protect the community from airplane overflights and other impacts of regional uses. Both approaches are important in this General Plan period. Consistent with the Government Code, the City of Brisbane's intent in the Noise Element is that the community be protected from exposure to excessive noise.

**Policy 176     Minimize the intrusion of unwarranted and intrusive noise on community life .**

*Program 176a: Discourage new sources that generate excessive noise.*

### **Transportation Noise**

**Policy 177     Maintain ongoing communication with County, State and Federal agencies in an effort to reduce noise impacts from regional uses.**

**Policy 178     Establish the reduction of overflights as the highest priority for noise control.**

*Program 178a: Investigate obtaining from San Francisco Airport and or Federal Aviation Administration better monitoring information on overflight noise impacts on the community, including single-event noise.*

*Program 178b: Provide information to citizens on overflight impacts, airport operations and how to contact officials and agencies responsible for decisions that could result in overflights.*

*Program 178c: Cooperate with other jurisdictions affected by aviation noise to insist that noise impacts are considered when decisions are made regarding airport operations.*

*Program 178d: Communicate to local, State and Federal officials the City's position regarding the unwarranted impacts of overflights on the community.*



- Policy 179**      **Require the incorporation, when feasible, of new road or landscaping features that buffer traffic noise impacts on adjacent areas.**
- Policy 180**      **Establish and enforce truck routes and times of operation for haul routes to minimize impacts on residential areas.**
- Policy 181**      **Support efforts to establish stricter noise emission standards for vehicle design.**
- Policy 182**      **Support efforts to reduce vehicle trips and keep smooth traffic flow to the extent that the number of trips and stop-and-start traffic contribute to traffic noise.**
- Policy 183**      **Coordinate land uses and construction conditions to minimize noise impacts of the Caltrain corridor and major highway arterials on adjacent land uses.**

#### **Land Use**

- Policy 184**      **In conjunction with development applications and other land use decisions, consider the potential for noise generation from, as well as noise impacts on, the project or area.**

*Program 184a: Use the State Guidelines for land use compatibility to determine noise impacted uses.*

*Program 184b: Require acoustical studies for development applications in areas identified as noise impacted and potential noise generators.*

*Program 184c: For such projects, require a noise attenuation or a mitigation program to be submitted as a part of the project design.*

- Policy 185**      **Provide citizens with general information on noise insulating construction techniques and encourage them to include such features as part of new construction and remodeling projects.**

Techniques that can be used to mitigate or attenuate noise include incorporating sound insulation in construction, designing buildings to place sensitive areas and structural openings away from noise sources, utilizing the shielding effects of topography, setbacks, landscape and natural features, shielding with structural barriers, designing appropriate placement of mechanical equipment, using acoustic shielding of equipment, and placing noise generating activities within structures or in isolated locations.







## **Enforcement**

- Policy 186** For noises that most directly affect neighbors, such as barking dogs and electronic equipment, communicate the need for citizens to be sensitive to the needs of others and utilize the Peninsula Conflict Resolution Center's Mediation Program as an integral part of the local enforcement procedure.

*Program 186a: Maintain an alternative dispute resolution program to allow neighbors to resolve issues in the first instance, if possible.*

- Policy 187** Enforce noise standards.

## **Local Standards**

- Policy 188** Periodically review Municipal Code noise standards for commercial and industrial operations.

- Policy 189** In the Municipal Code, continue to restrict noise-producing construction activities to daytime hours of operation.

*Program 189a: Continue to incorporate regulations in the Municipal Code to provide a framework to enforce noise standards and impose penalties for violations.*

*Program 189b: Periodically review the Municipal Code to update regulations based on new information and new technologies.*

*Program 189c: Periodically hold training sessions for City personnel to provide noise information and review enforcement procedures.*

*Program 189d: Provide information to citizens on how noise can be controlled and about City regulations and enforcement procedures.*

## **Other Standards**

*Program 189e: Cooperate with other agencies with authority to monitor and regulate noise, such as the Department of Transportation and OSHA, in order to reduce noise impacts on individuals, neighborhoods and businesses.*



## **X.10 AIR QUALITY**

Air quality affects the health and welfare of every Brisbane resident and business. Although the City's natural setting between the Mountain and the Bay, as well as the prevailing winds, bless it with high quality air resources, local and regional emissions, which contribute a range of pollutants to the air, degrade Brisbane's air quality and affect the City's health, welfare and natural environment.

Since 1979, Federal, State and regional governments have prepared and adopted a substantial body of plans and regulations pertaining to air quality. This regulatory framework is described in the City's Air Quality technical background report (NR-2). The report also includes information on emissions standards, regulation of direct (point) sources of pollutants and the numerous programs adopted to affect transportation related impacts.

The Bay Area Air Quality Management District (BAAQMD) is the agency primarily responsible for both monitoring and enforcing air quality standards. BAAQMD collects data from a number of monitoring stations in the Bay Area to determine compliance with State and Federal standards and to prepare air pollutant concentration maps. BAAQMD also identifies "hot spots," where pollutants are especially concentrated and generate site-specific public health issues.

In general, mobile sources (vehicles on roads and highways and airplanes) are the most significant producers of air pollution in San Mateo County. Stationary sources, although they generate much less pollution than mobile sources, are also significant because they can result in "hot spots" and are responsible for odor complaints. In addition, stationary sources, such as the quarry operation, generate suspended particulates, which, according to recent studies, may have serious implications for public health.

The City of Brisbane, as part of the Bay Area, is impacted by regional air quality degradation. Because there are major traffic corridors that traverse the City - Bayshore Boulevard and Highway 101 - the City is also impacted by the emissions generated by the traffic on these corridors. There are a number of businesses in the City that are required to have permits from the BAAQMD because of use of materials or practices they use at the site. The Air Quality background report contains information on these point sources, including the standards of emissions that pertain to the materials used and a complaint history. (See NR-2.)

The policies in this section regarding air quality fall into four major categories: 1) working with the BAAQMD; 2) mobile sources; 3) stationary sources; and 4) public action and information.



## **Working with the BAAQMD**

- Policy 190**      **Cooperate with the Bay Area Air Quality Management District to facilitate the monitoring and enforcement of air quality standards.**

*Program 190a: To the extent that the City is knowledgeable, inform the BAAQMD of point source violations of air quality standards and poor management practices and request that they proceed with strict enforcement.*

*Program 190b: Refer to the BAAQMD all applications for land use permits that need permit review by that agency, including but not limited to gasoline stations, dry cleaning plants, print shops and auto body shops.*

*Program 190c: Encourage the Bay Area Air Quality Management District to establish an air quality monitoring station in Brisbane.*

- Policy 191**      **Develop a working relationship with the BAAQMD to assist the City with the development and implementation of air quality improvement programs.**

*Program 191a: Request the BAAQMD to provide the City, on a periodic basis, with updated information on air quality conditions, emissions sources, public health risks, and air quality regulations to assist the City in decision-making.*

- Policy 192**      **Encourage the BAAQMD to develop programs to increase local understanding of air quality and impact mitigation techniques.**

*Program 192a: Encourage the BAAQMD to publish and distribute information and conduct training sessions on low-emission construction and industrial practices, air quality impact assessment methods, and effective mitigation controls.*

## **Mobile Sources**

- Policy 193**      **As a part of land use development analysis, consider the impacts on air resources that will be generated by a project through mobile sources.**

*Program 193a: Consider the design of roadways, transit facilities, bikeways and pedestrian access in all subdivisions, specific plans and other land use proposals to evaluate whether and to what extent the design addresses air quality issues.*





*Program 193b: In conjunction with land use development applications and CEQA review, evaluate whether a proposal may have a significant effect on air quality because of mobile emissions. Require environmental impact analysis and mitigation plans and monitoring, as appropriate.*

*Program 193c: Discourage drive-up service windows and similar uses that generally result in vehicle idling.*

**Policy 194**      **Attempt to minimize dependence on automobile travel by encouraging transit, bicycle and pedestrian alternatives and incorporating alternatives to the automobile in land use planning and project design.**

*Program 194a: Provide park-and-ride facilities to facilitate use of transit.*

*Program 194b: Provide bicycle and pedestrian access to all areas of the City to provide alternatives to automobile use.*

*Program 194c: Require all new development to include design principles that are transit oriented and otherwise reduce dependence on the automobile.*

**Policy 195**      **Express support for Federal and State programs to improve emissions control devices, reformulate gasoline, develop fuel efficient vehicles, and other technological advances that could serve to reduce mobile emissions.**

**Policy 196**      **Support efforts to control fuel emissions and excessive idling of airplanes at San Francisco International Airport.**

**Policy 197**      **Continue to improve existing roadways to reduce congestion in order to reduce emissions generated by "stop-and-go" driving.**

*Program 197a: Use traffic management systems, such as signage and timed signals, to facilitate traffic flow and reduce congestion.*

**Policy 198**      **Actively participate in and support the development and implementation of transportation system management plans (TSMs) and transportation demand management measures (TDMs).**

*Program 198a: Support the implementation of transportation demand management measures by private businesses, such as transit and carpool subsidies, preferential carpool/vanpool parking, flexible work schedules and ride matching services.*



*Program 198b: Encourage the installation of bicycle lockers, changing rooms and showers, guaranteed ride home, the provision of on-site support services in private businesses and other measures to reduce vehicular trips by employees.*

*Program 198c: Consider providing incentives as a part of land use development permit approvals for the use of TSM and TDM measures.*

**Policy 199**      **Encourage County and regional transportation agencies to improve transit and transportation systems in ways that reduce mobile source emissions.**

*Program 199a: Support efforts to improve efficiency and reduce emissions in the CalTrain system.*

### **Stationary Sources**

**Policy 200**      **Express support for State and Federal programs to develop filter control devices, vapor recovery systems, leakless valves, reformulated surface coatings and solvents and other technological advances that could serve to reduce stationary emissions.**

**Policy 201**      **Encourage households and businesses to properly manage materials that affect air quality and replace these materials with safer alternatives whenever possible.**

*Program 201a: Provide information on the effects on air quality from inefficient burning in old fireplaces and encourage citizens to clean fireplaces regularly.*

**Policy 202**      **Incorporate emissions control practices into City ordinances as appropriate.**

*Program 202a: Strictly enforce the City's Grading Ordinance provisions for dust control.*

*Program 202b: Require that demolition and construction projects conform to the BAAQMD recommended dust control measures.*

*Program 202c: On a periodic basis, review the City's ordinance requirements to assure conformance with BAAQMD standards.*

**Policy 203**      **Consider issues of stationary emissions in land use planning and project review.**



*Program 203a: As part of land use planning, establish buffer zones between sensitive receptors and significant emissions sources, including uses that cause offensive odors or dust.*

*Program 203b: In conjunction with any surface mining, oil and gas operation or industrial development land use permit, place strict conditions for compliance with best management practices for control of dust, odors and other emissions that have air quality impacts.*

#### **Public Action and Information**

**Policy 204**      **Cooperate with County, State and regional agencies to involve the public in planning for and implementing air quality improvement programs.**

*Program 204a: Working with the BAAQMD and regional transportation agencies, develop and provide information to citizens on the air quality impacts of automobile emissions and encourage citizens to reduce automobile trips for the benefit of the community.*

*Program 204b: With the assistance of the BAAQMD and environmental groups, provide information to citizens on the air emissions impacts of materials such as paints, solvents and spray cans, and encourage citizens to substitute safer materials.*

*Program 204c: Inform citizens, through water bill inserts and other publications, of how to contact the BAAQMD to file complaints regarding air quality violations and encourage citizen involvement in enforcement of air quality regulations.*

**Policy 205**      **Cooperate with the County of San Mateo and the Congestion Management Agency in the development of air resources policies and programs to ensure consistency between local activities and regional efforts to achieve Federal and State air quality standards.**





## **X.11 WATER SUPPLY AND QUALITY**

Water for domestic use and for fire protection is supplied to Brisbane by the San Francisco Water Department, with the supply guaranteed by contractual agreement. The water originates in the Sierra Nevada Mountains and is collected and transported to the Peninsula through the Hetch Hetchy aqueduct system. Water quality is generally excellent. The water is distributed to users through the City of Brisbane and the Guadalupe Valley Municipal Improvement District (GVMID).<sup>(5)</sup>

In general, existing water systems are considered adequate to provide for domestic, commercial and industrial consumer requirements. The Brisbane water system is currently comprised of three pressure zones, and pressure is generally adequate for fire flow purposes, except for certain locations on Paul Avenue, Thomas Avenue and Harold Road. Fire protection service is also adequate except in the current GVMID service area where an additional 1,490,000 gallons of storage are needed to service Crocker Park to current standards. Pipe friction tests indicate that the older cast iron pipe in the Brisbane water system is in poor condition and possibly nearing the end of its useful life. The GVMID system is in fair condition.

Future development in Brisbane, if permitted, will require the expansion of water utilities. The elevation of areas proposed for new services relates directly to the cost and practicality of providing water flows and the pressure required for domestic purposes and fire protection.

The focus of General Plan policies for water supply in the next ten years is threefold: upgrading existing infrastructure, meeting current fire protection requirements and installing new infrastructure. Policies on water conservation are found in Chapter IX, Conservation. Also see Chapter VI, Transportation and Circulation.

**Policy 206      Upgrade and maintain the existing water distribution system.**

*Program 206a: As a part of the annual budget and Capital Improvements Program, schedule ongoing replacement and maintenance of the existing system.*

*Program 206b: On an ongoing basis, review water connection and service rates to assure sufficient revenues to provide for maintenance and upgrading of the system.*

*Program 206c: Take advantage of opportunities to apply special funds, such as grants, to the upgrade of the existing system.*

**Policy 207      Establish pressure zone(s) for water improvements and prohibit private on-site water tanks.**



**Policy 208**     **If new development occurs, require infrastructure to be installed to City standards.**

*Program 208a: In conjunction with land use development applications for vacant lands, require studies to estimate the needs for domestic water and fire protection and require infrastructure to be designed and installed, at the developer's expense, to the satisfaction of the City.*

**Policy 209**     **Require, as feasible, all trunk water lines to be installed in dedicated public streets.**

**Policy 210**     **Developers and property owners who wish to build on their land in undeveloped areas where infrastructure does not currently exist shall provide the infrastructure for water distribution, fire protection and water connections to the City's service at their own expense.**

**Policy 211**     **On an ongoing basis, review requirements for fire protection.**

*Program 211a: Require additional water storage for fire protection to be provided to service Crocker Park and the Quarry in conjunction with any redevelopment of Quarry lands.*

*Program 211b: Consider requirements for additional protective devices, such as residential sprinklers and alarms, for residences on Paul Avenue, Thomas Avenue and Harold Road.*

## **X.12 SANITARY SEWER AND STORM DRAINS**

The City of Brisbane has separate sanitary sewer and storm drain systems.

### **Sanitary Sewer**

The City is served by two sanitary sewer districts: the City of Brisbane and the Bayshore Sanitary District. The City's sewer service area boundary currently encompasses approximately the southern half of the City's present corporate boundaries. The Bayshore Sanitary District, which collects wastewater from its service area and pumps the flow to the City of San Francisco's treatment plant, serves the northern part of the City, which is, for the most part, vacant land.<sup>(6)</sup> The City sewer district has been developed and expanded over the years as vacant lands have been developed. The single largest expansion was the annexation of the Guadalupe Valley Municipal Improvement District facilities. Treatment for sewage generated within the City of Brisbane's service area also takes place at the San Francisco Southeast Water Pollution Control plant on Jerrold Avenue under a contractual agreement with San Francisco that guarantees a capacity in excess of current City needs.



The City's existing system consists of a network of gravity mains along with a number of lift stations that push sewage uphill from low areas. None of the City's existing trunk lines are deficient; however the system is aging.<sup>(7)</sup>

The major sewer problem facing Brisbane's residents concerns private lateral lines, which, due to the topography and history of development in Central Brisbane, may cross one or more private properties before connecting to the City's trunk line. These laterals are aging and are often difficult to access for replacement or maintenance. Maintenance agreements between private parties may not have been recorded or may have been misplaced over the years. Often access easements were not recorded, but were considered agreements between friends. With the passage of years and the transfer of properties, this history has resulted in considerable stress on the community, and the City is often asked to help resolve conflicts between private property owners regarding lateral maintenance or replacement.

In the interest of improving the safety of the existing system under this General Plan, the policies in this chapter speak to both the City's system and private lines.

**Policy 212**      **Monitor the City's sanitary sewer trunk lines in Central Brisbane and the lines in Crocker Park for signs of failure and to identify areas in need of repair.**

*Program 212a: As a part of the annual budget and Capital Improvements Program, schedule ongoing replacement and maintenance of the trunk line system, as needed.*

*Program 212b: On an ongoing basis, review sewer connection and service rates to assure sufficient revenues to provide for the maintenance and replacement of the system.*

*Program 212c: Take advantage of opportunities to apply special funds, such as grants, to improvements of the existing system.*

**Policy 213**      **If new development occurs, require trunk and lateral lines to be installed to City standards.**

*Program 213a: In conjunction with land use development applications for vacant lands, require studies to determine capacity and design requirements for sanitary sewer services and require infrastructure design and installation to the satisfaction of the City at developer's expense.*

**Policy 214**      **Require, as feasible, that all sanitary sewer lines be installed within dedicated public streets.**







- Policy 215** Sanitary sewer service to undeveloped areas where facilities do not currently exist shall be installed and connected to the City's system at the property owner or developer's expense.
- Policy 216** If development occurs, extend City sanitary sewer service to currently undeveloped areas so that all new users within the City Limits are served by the City as legally permissible.
- Policy 217** Continue to require removal of existing septic tanks and connection to the City's sanitary sewer system.
- Program 217a: Review the provisions in the Municipal Code to determine if amendments would make septic tank regulations easier to understand and enforce.*
- Program 217b: Require immediate removal of any septic tank that requires pumping more than once per year.*
- Program 217c: Require all existing septic tanks to be inspected and receive a permit from the County Department of Environmental Health.*
- Policy 218** Discourage more than one single-family property on any lateral sewer line. If infeasible, require recorded sewer access and maintenance agreements between all parties sharing the line.

### **Storm Drains**

There are two major watersheds that affect the City of Brisbane: the 640.6 acre Visitation Valley Watershed which includes parts of Daly City; and the 1,322 acre Guadalupe Valley Watershed which includes parts of unincorporated San Mateo County. Five smaller drainage basins are located within the City. The major influences from outside the City are the stormwater that comes from Daly City and the runoff from the American Rock and Asphalt Quarry. (8)

The major issue with the existing stormwater system is flooding in the areas described in Section X.4, above. The existing brick arch sewer under Bayshore Boulevard, if cleaned of debris, may be able to handle a five-year storm, but not more significant events. Two other restrictions in the system are the 36 inch culvert on the PG& E property and the 36 inch storm drain on Bayshore Boulevard north of Main Street.

Other areas identified as needing improvements are the inlets at the intersection of Industrial Way and Bayshore Boulevard, the open channel from Bayshore Boulevard to the Brisbane Lagoon that runs through the new Fire Station site, some storm drains in Valley Drive, and the pipe at the intersection of Bayshore Boulevard and Valley Drive.



In general, facilities that are concrete structures are in good condition, but metal pipes are corroded and may be in need of replacement in the near future. In addition, in steeper terrain, some pipes may be separating at the joints.

The impacts of undirected and uncollected stormwater pose significant problems on private properties. Storm runoff, if uncollected, can cause severe erosion or landslides, especially on the steep slopes in Central Brisbane. Likewise, if runoff ponds near structures and is not carried to the City's system, severe property damage may occur.

The policies in this General Plan address drainage facilities on both public and private properties. The policies address areas of the City that are built and those that are currently undeveloped.

**Policy 219**      **Monitor the City's storm drain system for signs of siltation and flooding. Identify areas in need of maintenance, repair or replacement.**

*Program 219a: As a part of the annual budget and Capital Improvements Program, schedule maintenance, repair and replacement as needed.*

*Program 219b: Consider fee assessments to provide for the maintenance and repair of the system.*

*Program 219c: Coordinate programs to control siltation with the Regional Water Quality Control Board, Daly City and San Mateo County.*

**Policy 220**      **Take advantage of special programs which may become available to make improvements to the system.**

**Policy 221**      **If new development occurs, require storm drain systems to be installed to City standards.**

*Program 221a: In conjunction with land use development applications for vacant lands, require studies to determine design requirements to collect and remove stormwater from the property or reuse stormwater to benefit the public. Require facilities to be designed and installed to City standards, at developer's expense.*

**Policy 222**      **Require that all storm drain lines be installed within dedicated public streets.**

**Policy 223**      **Storm drains in undeveloped areas where facilities do not currently exist shall be installed at the property owner or developer's expense.**



**Policy 224** In conjunction with development applications that place substantial increased demands upon the existing system, require that the system be upgraded or replaced to the satisfaction of the City. Contributions from responsible parties should be proportional to the impact of their projects.

*Program 224a: Install stormwater system improvements to Valley Drive and Bayshore Boulevard as set forth in the Conditions of Approval for the Northeast Ridge Development Project.*

**Policy 225** Ensure that stormwater systems in Crocker Park and the Northeast Ridge meet City standards.

**Policy 226** Undertake drainage studies to determine responsibility for siltation of the system and seek opportunities to assess the responsible parties for maintenance costs.

*Program 226a: Consider environmental sensitivities in conjunction with drainage studies.*

**Policy 227** Cooperate with Daly City, responsible property owners, and responsible agencies to develop plans to improve the storm facilities on Bayshore Boulevard to relieve flooding.

**Policy 228** Establish requirements in the Municipal Code for the installation of stormwater collection systems on private properties.

*Program 228a: Require new construction and substantial renovation projects to provide roof gutters and leaders that direct stormwater through the curb to the City street so that the water can be collected in City facilities.*

*Program 228b: Require drainage plans to be submitted in conjunction with land use development applications, including those for building permits, as applicable to the project.*

*Program 228c: Provide public information on the safety aspects of dealing with stormwater and encourage homeowners and businesses to make necessary improvements and repairs.*

*Program 228d: Comply with National Pollutant Discharge Elimination System, as required.*





## FOOTNOTES

1. SA-1, p. 11
2. SA-1, p. 12
3. In addition to debris flows mapped by the U.S. Geological Survey in 1983, local incidents during the winter of 1982 were identified at the following locations: behind the building at 180 West Hill Place; from Harold Road to McLain Road at San Bruno Avenue; from Costanos Canyon to 405 Sierra Point Road; above Kings Road at San Mateo Lane; Sierra Point Canyon above Kings Road; from the Glen Parkway tank down Firth Canyon and through Firth Park to San Bruno Avenue; down Old Quarry Road to San Francisco Avenue; and numerous other locations on the Mountain. Source: Vince Marsili, City of Brisbane Public Works Department, 1994.
4. GP-5
5. The background report on Water (UT-3) contains a detailed description of the water systems and water quality in the planning area.
6. UT-2, Figure 2
7. A detailed description and analysis of the planning area's sewer system is contained in the Sewer System Evaluation background report (UT-2).
8. The Storm Drain background report contains detailed descriptions and analysis of the watersheds and storm water systems in the planning area.







## CHAPTER XI

# HOUSING

*Goals*

*Policies*

*Programs*





## CHAPTER XI

# HOUSING

This chapter contains the goals, policies and programs of the 1990-1997 Housing Element. The State has established requirements for Housing Elements, for both content and time frame, that differ substantially from requirements for the other six General Plan elements. For this reason, the full Housing Element has been published as a separate document. Since Housing Element policies must be consistent with others in the General Plan, the Housing policies and programs have been inserted in this document for reference and in order to provide a complete overview of City policy.



## HOUSING GOALS

- H-I. PROVIDE OPPORTUNITIES FOR HOUSING FOR THE PEOPLE WHO FOCUS THEIR DAILY LIVES IN BRISBANE. IMPLICIT IN THIS GOAL IS THE STRONG DESIRE TO MAINTAIN AND STRENGTHEN THE SENSE OF COMMUNITY.
- H-II. PROVIDE OPPORTUNITIES FOR A DECENT HOME AND A CLEAN, SAFE ENVIRONMENT FOR ALL RESIDENTS OF BRISBANE REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, FAMILY COMPOSITION, INCOME OR SEXUAL ORIENTATION.
- H-III. PROVIDE OPPORTUNITIES FOR A VARIETY OF HOUSING TYPES, SIZES, PRICES, AND TENURE TO MEET THE CITY'S PRESENT AND PROJECTED HOUSING NEEDS.
- H-IV. PROVIDE OPPORTUNITIES FOR ADEQUATE HOUSING, WITHIN RESOURCE LIMITATIONS, FOR LOW- AND MODERATE-INCOME AND SPECIAL-NEEDS HOUSEHOLDS, INCLUDING, BUT NOT LIMITED TO, THE ELDERLY, THE HANDICAPPED, LARGE HOUSEHOLDS, SINGLE-PARENT HOUSEHOLDS, THE HOMELESS AND ETHNIC MINORITIES.
- H-V. ENCOURAGE EFFORTS TO IMPROVE AND CONSERVE EXISTING HOUSING AND EXISTING RESIDENTIAL NEIGHBORHOODS.
- H-VI. ENSURE THAT NEW RESIDENTIAL DEVELOPMENT IS COMPATIBLE WITH EXISTING DEVELOPMENT AND REFLECTS THE DIVERSITY OF THE COMMUNITY.
- H-VII. ENSURE THAT HOUSING DEVELOPMENT IN AREAS NOT CURRENTLY URBANIZED ABSORBS THE COSTS OF MITIGATING THE IMPACTS OF DEVELOPMENT.
- H-VIII. REMOVE UNREASONABLE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING.



## HOUSING POLICIES AND PROGRAMS

**Policy H1**      **Strive to attain and maintain a balance of housing types (single and multi-family units, mobilehomes), sizes (number of bedrooms), tenure (owner-occupied and rentals) and affordability to all income levels.**

*Program H1a: Consistent with the 1994 General Plan, amend the Zoning Ordinance and rezone suitable sites for the development of single-family and multi-family units and mobilehomes to address the existing and projected housing needs consistent with California Government Code Section 65583(c); potential areas are identified in Section II of this Element.*

*Program H1b: Encourage the development of a broad range of housing types, sizes, tenure, and affordability in order to ensure the City's capacity to meet a broad range of housing needs.*

*Program H1c: Simplify the "substandard lot" provisions of the Zoning Ordinance.*

*Program H1d: Examine the Zoning Ordinance regulations permitting secondary dwellings in single-family districts to determine if the requirements should be amended.*

*Program H1e: Continue the provisions in the Zoning Ordinance that allow manufactured housing as a permitted use and mobilehome parks as a conditional use in all residential zones. Revise the Zoning Ordinance to require a public hearing before a mobilehome park in the H-1 District may be converted to another permitted use.*

*Program H1f: Develop a Public Awareness Campaign to inform Brisbane residents, developers, non-profit housing agencies, and other groups about housing policies and opportunities in Brisbane. Consider a bi-annual newsletter, flyers, or other means of preparing and distributing information on City policies and local achievements, County and other agency programs, and State housing laws.*

**Policy H2**      **Encourage development of affordable housing specifically designed for the elderly, handicapped, and others with special needs.**

*Program H2a: Consider designating suitable sites for housing for the elderly.*





*Program H2b: In housing projects of 20 or more units, encourage provision of at least 8% of the units for handicapped persons.*

*Program H2c: Amend appropriate development regulations, such as standard parking requirements, to encourage housing for the elderly and the handicapped.*

*Program H2d: Continue to allow residential uses as a secondary use above or behind a commercial use under the Neighborhood Commercial Retail / Office land use designation and encourage their maintenance through use of County, State and Federal rehabilitation funds.*

*Program H2e: Encourage Human Investment Program (HIP)'s shared housing project which helps find suitable housing for single-parent families through donation of Redevelopment funds and providing publicity in Brisbane.*

*Program H2f: Encourage new developments to provide units for large families, the elderly, the handicapped, and low and moderate income families.*

*Program H2g: Cooperate with the County in fulfilling the recommendations of the Blue Ribbon Commission on Homelessness' 1990 Action Report, to develop a sub-regional planning mechanism for low-income housing and homeless housing.*

**Policy H3**      **Discourage the conversion of existing apartment buildings to condominiums or co-ops unless it is demonstrated that such conversion would not impact the rental market.**

*Program H3a: Uphold the current Zoning Ordinance standards for condominium conversion of existing rental units. Assure the retention of new rentals as rental housing through conditions on development permits.*

**Policy H4**      **Distinguish between those governmental constraints which are necessary, even in the face of identified housing needs, for the protection of the public health, safety or welfare, and those which could be modified to lessen their negative effects on the provision of housing goods and services; reduce or eliminate those constraints which are found to be unnecessary.**

*Program H4a: Systematically evaluate the City's development review procedures. Develop and implement changes to the procedures where appropriate. Pass on any significant savings in processing costs through reduced application fees.*

*Program H4b: Evaluate City staffing requirements with regard to improving City procedures for processing development applications, establishing the numerous*



*implementation measures identified in the 1990-1997 Housing Element, and other City needs.*

**Policy H5      Promote equal housing opportunities.**

*Program H5a: Inform the community of equal housing laws and resource opportunities through informational handouts made available at public offices, real estate offices, and in newspaper as part of the Public Awareness Campaign.*

**Policy H6      Require that a portion of all new developments of five or more housing units be affordable to low and moderate income households.**

*Program H6a: Adopt an inclusionary housing program requiring that 20% of all new housing units in projects of five or more units be affordable to households of low and/or moderate incomes.*

*Program H6b: Develop appropriate resale controls for inclusionary units and other affordable units created through public funding mechanisms.*

**Policy H7      Encourage utilization of a density bonus to provide needed housing, particularly rentals, affordable to low and moderate income households.**

*Program H7a: Adopt an ordinance consistent with California Government Code Section 65915.*

**Policy H8      Examine ways in which housing construction costs may be reduced by encouraging new housing construction to be compatible with the existing natural terrain.**

*Program H8a: Study potential Hillside Development Standards to see if housing development costs can be reduced on hillside lots by encouraging development practices which reduce grading.*

**Policy H9      Seek private and public funding sources for affordable housing.**

*Program H9a: Encourage tenants and housing developers to participate in the San Mateo County Housing Authority Section 8 rent subsidy program. Encourage developers and potential homebuyers to participate in the County's Mortgage Credit Certificate Program, in State and Federal homeownership assistance programs, and in other affordable housing assistance programs.*

*Program H9b: Request the Planning Commission study and recommend alternative uses of the City's Redevelopment Low and Moderate Income Housing*



*Fund for use in providing or improving housing for low and moderate income persons. Housing program options include but are not limited to the following:*

- a. Initiate a partnership with one or more nonprofit housing developers to identify potential affordable housing projects and other funding sources to supplement Redevelopment Low and Moderate Income Housing Funds.*
- b. Purchase vacant sites to land bank for future affordable development projects as construction funding sources become available.*
- c. Purchase vacant sites and Transferable Development Rights (such as air-rights) to sell or lease to developers of affordable housing including mixed-use projects.*
- d. Develop or cooperate in the development of a "model project" of affordable housing on City-owned or other purchased land.*
- e. Acquire and rehabilitate vacant/abandoned residences for resale to low- and moderate-income first-time buyers.*
- f. Subsidize development costs.*
- g. Subsidize mortgage finance costs.*
- h. Make rehabilitation loans.*
- i. Collaborate with County housing rehabilitation or other existing programs.*
- j. Financially encourage self-help housing programs and "sweat equity" construction and rehabilitation projects.*
- k. Establish a loan fund to help leverage State and Federal funding programs for affordable housing that require local contributions.*
- l. Fund a local rental assistance program for homeless individuals.*
- m. Provide financial assistance to retrofit existing units to be made accessible for low- and moderate-income handicapped persons.*
- n. Create opportunities in the Northwest Bayshore subarea for private development of mixed-use housing affordable to moderate, low, and very-low income households.*

*The Planning Commission shall advise the Redevelopment Agency on the preparation of the plan required by California Health and Safety Code Section 33413(b)(4) in compliance with AB 315, regarding the affordability of dwelling units rehabilitated or developed by the Redevelopment Agency.*

*Program H9c: Evaluate existing City fees charged for development applications in terms of allowing exceptions for projects providing affordable lower income housing and for residential infill development.*





*Program H9d: Encourage the State of California and the Federal Government to restore and enhance funding to subsidy programs that have proven successful in assisting low and very-low income households, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.*

*Program H9e: Encourage the State to amend the law to allow cities to more efficiently meet low- and moderate-income housing needs by combining their Redevelopment Low and Moderate Income Housing Funds.*

**Policy H10     Publicize energy conservation programs and weatherization services that provide at-cost or subsidized conservation inspections and corrective actions.**

*Program H10a: Develop a component of the City's Public Awareness Campaign which provides information about home energy conservation programs and financial benefits of weatherization.*

*Program H10b: Encourage energy conservation retrofitting of existing homes at the time of sale.*

**Policy H11     Promote the use of energy conservation measures and the provision of solar access in new residential site design and construction.**

*Program H11a: Enforce Title 24 energy conservation requirements in new planned residential developments, require structural and landscaping design to take advantage of natural heating and cooling, and offer incentives for energy conservation, such as specialized plan check services through the State Energy Commission, if available.*

**Policy H12     Promote rehabilitation of substandard residential structures while maintaining their affordability to lower and moderate income households.**

*Program H12a: Establish a voluntary code inspection program which could include a site review of residential structures to see if they meet basic safety and sanitation standards. Encourage community involvement in disseminating information about basic safety improvements, such as fire extinguishers and smoke detectors. Emphasize those structures identified as substandard or in code violation, and vacated for-sale or for-rent structures.*

*Program H12b: As part of a City-sponsored Public Awareness Campaign, actively publicize information and encourage the use of County, State and Federal programs for low interest rehabilitation loans. Inform code violators and advertise to City residents (through the annual City clean-up, newsletters,*



*informational notices, newspapers, real estate offices, public offices) the availability of rehabilitation assistance. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funding.*

*Program H12c: Examine standards for nonconforming residential uses and structures and consider amendment of Brisbane Municipal Code Sections 15.08.140-160 and 17.38.020-040.*

**Policy H13     Protect the character of existing residential neighborhoods.**

*Program H13a: Seek grant or other special funds to maintain and upgrade public facilities (streets, water, storm drainage and sewer lines, parks, etc.) in residential neighborhoods where needed. Annually review the City's needs for improvements and the availability of funding through the Capital Improvement Program and maintenance budget.*

*Program H13b: Implement standards for public service levels (water pressure, fire/police response times, street improvements, traffic congestion) in residential areas established as part of the General Plan.*

*Program H13c: Establish standards and guidelines for new residential development on lands outside of Central Brisbane as permitted under the General Plan.*

**Policy H14     Deleted.**

**Policy H15     Assure that new development absorbs the costs of mitigating the environmental, social and service impacts it brings to the community.**

*Program H15a: Implement a system of impact fees that charges developers for the cost of development to the community. The charges should be based on the true cost of mitigating the fiscal, social, service and environmental impacts of development. The fees should be adjusted for contributions otherwise made toward the elimination of impacts. For facilities that are developed to offset the impacts of several developments, such as freeway and transit facilities, future developments that benefit from the development of these facilities could reimburse in proportion to the demand on the facilities attributable to the development. Consider waiving or reducing such fees for projects which provide all or a significant proportion of housing units affordable to low- and moderate-income households.*



*Program H15b: Require preparation of a fiscal and social impact study as part of the environmental review of projects larger than 10 units.*

*Program H15c: Investigate the potential of live-work housing under the Subregional Commercial/Retail/Office land use designation.*

**Policy H16: Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.**

*Program H16a: Develop appropriate measures and standards as necessary to protect identified environmentally sensitive areas including, but not limited to, wetlands, riparian habitat, critical wildlife habitat, geologically hazardous areas, areas subject to flooding, visually prominent or sensitive areas, and electric transmission line corridors. Until these studies have been undertaken, the City shall use existing ordinances and policies to ensure that environmentally sensitive areas are protected.*

*Program H16b: Retain the system of Transferable Development Rights (TDRs) for compensating those subject to development prohibitions and achieving other housing policies. Consider utilizing the system to compensate owners of lots that may not be developed. Encourage the conservation of open space by permitting the purchase and retirement of development rights on undevelopable land. For example, a developer may be permitted to exceed the permitted density on a developable property if he purchases an environmentally sensitive parcel and dedicates it as permanent open space. The number of units that the developer could gain as a result should be determined according to the environmental significance and economic cost of the retired site, as well as the capacity of the developable site. In order to be effective, the price for the site(s) to be retired should not exceed the value of the additional units that may be developed as a result of the transfer. The number of units that may be built as a result of a density transfer should reflect this constraint.*

**Policy H17 Evaluate and update the Housing Element.**

*Program H17a: Review and update the 1990-1997 Housing Element as necessary to remain consistent with the General Plan and any future amendments.*

*Program H17b: Prepare an annual report to the City Council and State Department of Housing and Community Development on progress made in implementing Housing Element policies/programs.*







*Program H17c: Undertake and complete the next Housing Element Update by the June 1997 deadline established by the State Housing and Community Development Department.*







**CHAPTER XII**

**POLICIES AND PROGRAMS BY  
SUBAREA**

*Sierra Point*  
*Southeast Bayshore*  
*Southwest Bayshore*  
*Brisbane Acres*  
*Central Brisbane*  
*Owl and Buckeye Canyons*  
*The Quarry*  
*Crocker Park*  
*Northeast Ridge*  
*Northwest Bayshore*  
*Northeast Bayshore*  
*Baylands*  
*Beatty Subarea*





## POLICIES AND PROGRAMS BY SUBAREA

### Chapter Index

	<u>Page</u>
Sierra Point .....	222
Land Use .....	222
Transportation and Circulation.....	222
Recreation and Community Services .....	222
Community Health and Safety .....	222
Southeast Bayshore .....	223
Land Use .....	223
Community Health and Safety .....	223
Southwest Bayshore .....	223
Land Use .....	223
Transportation and Circulation.....	224
Conservation.....	224
Community Health and Safety .....	224
Brisbane Acres .....	224
Land Use .....	224
Open Space/Conservation .....	224
Community Health and Safety/Conservation.....	225
Central Brisbane .....	226
Local Economic Development.....	226
Land Use .....	227
Transportation and Circulation.....	227
Open Space/Recreation and Community Services.....	228
Conservation.....	228
Community Health and Safety .....	230
Owl and Buckeye Canyons .....	230
Conservation.....	230
Community Health and Safety .....	230
Transportation and Circulation.....	231



The Quarry .....	231
Land Use .....	231
Transportation and Circulation .....	231
Community Health and Safety .....	231
Crocker Park .....	232
Local Economic Development .....	232
Land Use .....	232
Transportation and Circulation .....	233
Conservation .....	233
Community Health and Safety .....	234
Northeast Ridge .....	234
Land Use/Open Space .....	234
Recreation and Community Services .....	235
Community Health and Safety .....	235
Northwest Bayshore .....	235
Land Use .....	235
Transportation and Circulation .....	235
Open Space/Conservation .....	236
Community Health and Safety .....	236
Northeast Bayshore .....	237
Land Use .....	237
Transportation and Circulation .....	237
Community Health and Safety .....	237
Baylands .....	237
Local Economic Development .....	237
Land Use .....	237
Transportation and Circulation .....	240
Open Space/Conservation .....	240
Community Health and Safety .....	242
Beatty Subarea .....	243
Land Use .....	243
Transportation and Circulation .....	243
Community Health and Safety .....	244



## CHAPTER XII

# POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 13 subareas that comprise the General Plan planning area described in Chapter II. Subarea policies are to be considered in addition to those that apply City-wide when using the General Plan as a policy guide to decision-making. The subarea policies are designed to make City-wide direction more specific to the unique circumstances found in the subareas or to emphasize certain issues that are particularly pertinent to these locations. Headings for the policies are keyed to the preceding chapters in this Plan.

## XII.1 SIERRA POINT

### Land Use

**Policy 229**      Development of Sierra Point shall be guided by the Redevelopment Plan for Project Area No.1, and the 1984 Development Agreement between the City and Sierra Point Associates One and Two, and any subsequent amendments adopted by the City.

**Policy 230**      Seek opportunities to enhance commercial services for users of the Marina and occupants of the office park.

### Transportation and Circulation

**Policy 231**      Examine the circulation system approved in the Development Plan to incorporate improvements that can be implemented as the subarea develops.

*Program 231a: Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.*

**Policy 232**      Seek opportunities to improve public transit opportunities for the area.

### Recreation and Community Services

**Policy 233**      Enhance recreational opportunities at Sierra Point for Brisbane residents.

### Community Health and Safety

**Policy 234**      Continue to have attractive and safe development on the solid waste landfill at Sierra Point.





**Policy 235** Pay special attention to noise attenuation techniques in plans for new construction.

**Policy 235.1** Work with South San Francisco to better coordinate the provision of safety services.

## **XII.2 SOUTHEAST BAYSHORE**

### **Land Use**

**Policy 236** Retain a landscape buffer on Bayshore Boulevard to reduce noise and screen the industrial development from through traffic.

*Program 236a: Encourage development of a native plant or non-invasive plant landscape buffer to screen the industrial development from the Lagoon.*

### **Community Health and Safety**

**Policy 237** Through inspections and remediation, if necessary, by County, State and Federal agencies, provide protection against toxic infiltration into the Lagoon and adjacent wetlands.

*Program 237a: Request information from regulatory agencies on the history and past uses of the properties in the Southeast Bayshore subarea.*

## **XII.3 SOUTHWEST BAYSHORE**

### **Land Use**

**Policy 238** Omitted.

*Program 238a: After adoption of the General Plan, review the Zoning District regulations to better define an appropriate mix of uses and address incompatible land use.*

*Program 238b: Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb, gutter, sidewalk, off-street parking and landscaping.*

*Program 238c: Require visual impact analysis for all construction on steep slopes.*



## Transportation and Circulation

- Policy 239**      **Require special attention to off-street parking and safe access to Bayshore Boulevard in all use and development proposals.**

*Program 239a: Discourage multiple individual driveways onto Bayshore Boulevard.*

## Conservation

- Policy 240**      **Protect and enhance lands designated as habitat under the provisions of the Habitat Conservation Plan.**
- Policy 241**      **Require soils and geotechnical analysis in conjunction with any development application.**

## Community Health and Safety

- Policy 242**      **Require a buffer between fuel storage and other uses as determined by the Fire Marshall.**
- Policy 243**      **Consider requiring new construction to incorporate features to reduce intrusion of traffic noise.**
- Policy 244**      **Develop a screening program using landscape and/or other materials to mitigate noise and screen buildings from Bayshore Boulevard.**

## **XII.4 BRISBANE ACRES**

### Land Use

- Policy 245**      **Grading and excavation should be minimized and exposed retaining walls avoided. Landforms should retain the natural topographic character of the Mountain.**

### Open Space/Conservation

*Program 245a: In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following:*

- a. identification and retention of heritage trees;*
- b. identification and retention of rare plants;*
- c. plant species that are not invasive to the habitat;*



- d. water-conserving plants and irrigation systems;*
- e. reduced fuels adjacent to the wildland;*
- f. screening of structures to blend with the natural landscape;*
- g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

*Program 245b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.*

*Program 245c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.*

*Program 245d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.*

*Program 245e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.*

### **Community Health and Safety/Conservation**

**Policy 246** Consider the environmental constraints of the subarea in conjunction with land use development applications.

*Program 246a: In conjunction with any subdivision or other development application, the property owner shall be required to supply detailed information on slope, access, water, sanitary sewer and storm drain infrastructure, soils, geology, cultural resources, significant vegetation and endangered species habitat.*

*Program 246b: Geologic studies for parcels in the Brisbane Acres shall be performed by a licensed engineer and shall pay special attention to slope, landslide and subsurface water. Such studies shall include a detailed evaluation of the stability of the proposed site, the potential effects of construction on the site and adjacent and downslope areas, and the effects of any construction or installation of infrastructure on the site. Specific recommendations for project design to ensure safety and mitigate impacts shall be included in the report and incorporated into construction documents by the project engineer.*

*Program 246c: Phase grading and construction to coincide with periods of dry weather as set forth in the City's Grading Ordinance.*

**Policy 247** No new development shall occur before infrastructure is provided to the site to City standards and offered for dedication to the City.





*Program 247a: Information should be supplied in conjunction with any application for development or a building permit on how the infrastructure proposed for the project relates to existing and future infrastructure development.*

*Program 247b: Assure that safe and adequate access can be provided to properties when access is dependent upon connecting to existing streets.*

*Program 247c: If any development of private land in the Brisbane Acres would disturb or restrict existing access for fire or rescue personnel or equipment to areas above or beyond, then adequate alternative access shall be provided and maintained.*

## **XII.5 CENTRAL BRISBANE**

### **Local Economic Development**

**Policy 248**      Encourage the establishment of small stores and shops that would diversify the City's revenue base and provide services to residents.

**Policy 249**      Support economic opportunities for artists, craftsmen and small entrepreneurs by providing for live-work spaces and home occupations.

**Policy 250**      Consider ways to enhance the commercial area to promote successful small businesses, which will provide a social and service center for residents.

*Program 250a: Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.*

**Policy 251**      Work with the Chamber of Commerce to encourage local residents to patronize local businesses and to promote Central Brisbane as a good place to establish new businesses.

*Program 251a: Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.*

*Program 251b: Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.*

*Program 251c: Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.*



## Land Use

**Policy 252**      **Keep the existing scale, character and intensity of use of Residential/Commercial Districts.**

*Program 252a: Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.*

*Program 252b: Look at ways to encourage innovative uses and structures to provide for greater economic return and community benefit.*

**Policy 253**      **Encourage diversity and individual expression in residential and commercial construction.**

*Program 253a: Study the impacts of off-street parking requirements on residential and commercial site and structural design.*

*Program 253b: Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.*

*Program 253c: Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.*

**Policy 254**      **Strongly encourage property owners and businesses to upgrade, rehabilitate and improve the appearance, usability and safety of existing structures. (See Policy 24.)**

**Policy 255**      **Retain the intimate small-town character of Central Brisbane.**

*Program 255a: Consider revisions to the Zoning regulations to discourage overbuilding of residential parcels.*

*Program 255b: Study regulatory approaches to view and solar protection while protecting foliage and tree cover. (See Program 19c.)*

## Transportation and Circulation

**Policy 256**      **Develop and improve pedestrian paths and walkways to connect Central Brisbane to all areas of the City and with the San Bruno Mountain State and County Park. (See Program 86a.)**



**Policy 257** In conjunction with subdivision and other development applications, require private roadways to be upgraded and maintained to City standards and offered for dedication to the City. (See Policies 74, 76, 78.)

*Program 257a: In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies 45, 46.)*

*Program 257b: Develop municipal off-street public parking lots.*

*Program 257c: Develop a direct street connection between Central Brisbane and Crocker Park.*

**Policy 257.1** Work with residents on a block-by-block basis to develop programs to relieve congestion caused by on-street parking.

**Policy 258** Retain open areas in residential zones through setback, lot coverage and landscape requirements in the Zoning Ordinance.

#### Open Space/Recreation and Community Services

**Policy 259** Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.

*Program 259a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.*

**Policy 260** Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.

**Policy 261** Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.)

**Policy 262** Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)

**Policy 262.1** Actively identify a site and plan for a Community Center in Central Brisbane.

#### Conservation

**Policy 263** Require water and energy conserving features in new construction and renovation, as appropriate.





*Program 263a: Facilitate utilization of grant and assistance programs for retrofitting existing structures.*

*Program 263b: Take into account the unique constraints of older structures in applying requirements for conservation measures.*

*Program 263c: Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.*

**Policy 264**     **Demonstrate water and energy conservation materials and techniques by utilizing them, with appropriate descriptive signage, in and around public facilities.**

**Policy 265**     **Encourage recycling through public and private programs.**

*Program 265a: Study the possibility of developing green merchant and green resident programs.*

*Program 265b: Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.*

*Program 265c: Consult with local merchants to seek ways to augment or enhance their compliance with recycling programs.*

**Policy 266**     **Facilitate carpooling and the use of public transit.**

*Program 266a: Seek input from merchants and the public on how SamTrans service might be made more useful.*

*Program 266b: Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.*

*Program 266c: Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.*

**Policy 267**     **Encourage the use of bicycles and walking for transportation and recreation.**

*Program 267a: Provide bicycle racks at public meeting facilities and public offices.*



*Program 267b: Develop and implement a plan for providing benches at key locations for pedestrian rest stops.*

- Policy 267.1** Encourage the conservation of the historic character of buildings and places in Central Brisbane.
- Policy 267.2** Recognize the use of new technologies and innovative use of materials to incorporate conservation measures into construction to the extent allowable under State building codes.

#### **Community Health and Safety**

- Policy 268** Increase structural and seismic safety through sensitive code enforcement, taking into consideration the unique constraints of older structures and the prudent use of up-to-date techniques and materials.
- Policy 269** Keep truck routes out of Central Brisbane.

## **XII.6 OWL AND BUCKEYE CANYONS**

#### **Conservation**

- Policy 270** Encourage the State of California Department of Fish and Game to include Brisbane citizens in planning for a maintenance and native plant preservation program for Owl and Buckeye Canyons.
- Policy 271** Work with State and County agencies and encourage volunteer participation in the control of invasive plant species.

*Program 271a: Educate the public of the continued threat of invasive species through the Brisbane Star.*

#### **Community Health and Safety**

- Policy 272** Work with the State Department of Forestry to more effectively address wildland fire.
- Policy 273** Cooperate with the San Mateo County Sheriff to prevent unauthorized off-road vehicle use.
- Policy 274** Urge the State and PG&E to properly maintain access roads to control erosion and reduce hazard and impacts to the City's storm drain system, the natural ecology and the habitat.



## Transportation and Circulation

- Policy 274.1** Investigate alternatives to the Quarry Road to access Central Brisbane from Crocker Park to reduce impacts on the Canyons.

## **XII.7 THE QUARRY**

### Land Use

- Policy 275** Consideration of applications filed under the Property Agreement for this subarea will require the property owner to request a General Plan Amendment and Specific Plan and to complete all required environmental review in the context of annexation and a Development Agreement.

*Program 275a: Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of views of the development from Central Brisbane and the Northeast Ridge.*

- Policy 275.1** Work toward closing of the Quarry and its conversion to more desirable uses.

### Transportation and Circulation

- Policy 276** Continue to route Quarry trucks away from Central Brisbane and oppose night operations.

### Community Health and Safety

- Policy 277** Continue to communicate the City's concerns about dust, noise and siltation resulting from Quarry operation to the County of San Mateo and take whatever action the City deems necessary to protect the City's interests as the County considers permits for Quarry operations.

- Policy 278** Monitor County management of Quarry permit conditions to assure compliance with dust and sediment control, and other conditions pertinent to the welfare of Brisbane residents and businesses.

*Program 278a: Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.*

*Program 278b: Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.*





*Program 278c: In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.*

**Policy 279**      **Ascertain the Quarry's contribution to drainage flows, siltation and sedimentation of the Lagoon and seek the development of an effective mitigation program.**

**Policy 279.1**   **Monitor efforts by responsible agencies to protect the safety of workers and visitors at the Quarry.**

## **XII.8 CROCKER PARK**

### **Local Economic Development**

**Policy 280**      **Strengthen communications with and within the business community.**

**Policy 281**      **Develop ties with the residential community through such activities as:**

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;
- patronizing local businesses;
- developing cooperative efforts on safety programs and emergency preparedness; and
- encouraging business involvement in youth and educational programs.

### **Land Use**

**Policy 282**      **Encourage uses that benefit the community, providing jobs, revenues and services.**

**Policy 283**      **Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

*Program 283a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.*

*Program 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.*

*Program 283c: Develop and implement a sign program.*



**Policy 283.1** Encourage employers to provide outdoor spaces for employees.

**Policy 284** Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.

### **Transportation and Circulation**

**Policy 285** Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.

**Policy 286** Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.

**Policy 287** Add bike paths to the circulation system.

**Policy 288** Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.

**Policy 289** Review development plans to assure adequate parking/loading on site.

**Policy 290** Retain adequate street width for movement of large vehicles.

**Policy 291** Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.

### **Conservation**

**Policy 292** Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.

**Policy 293** Omitted.

**Policy 294** Provide appropriate non-invasive landscape planting at interfaces with habitat lands.

**Policy 295** In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.

**Policy 296** Review landscape plans and irrigation programs to encourage efficient use of water.



- Policy 297** Promote participation in recycling programs.
- Policy 298** Require plans for new construction to incorporate energy and water conserving features and maximize solar access.

#### **Community Health and Safety**

- Policy 299** Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.
- Policy 300** Retain emergency access to Central Brisbane.
- Policy 301** Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.
- Policy 302** Monitor truck activity and maintain routes that minimize noise impacts.
- Policy 303** Contain major business activities inside buildings.
- Policy 304** Upgrade and maintain existing infrastructure, including water, sewer and storm drains.
- Policy 305** Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.
- Policy 306** Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.
- Policy 306.1** Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.

### **XII.9 NORTHEAST RIDGE**

#### **Land Use/Open Space**

- Policy 307** Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project and amended Habitat Conservation Plan.





## **Recreation and Community Services**

- Policy 308** Ongoing efforts should be made to bring the Northeast Ridge and Central Brisbane residential community together so as to recognize and build upon common interests in the well-being of their families and the welfare of the City.

## **Community Health and Safety**

- Policy 309** Attention should be given to noise attenuation in the development of construction plans for the new units, especially those facing North Hill Drive and Bayshore Boulevard. All units should be insulated against aircraft noise.

## **XII.10 NORTHWEST BAYSHORE**

### **Land Use**

- Policy 310** Adopt one or more Specific Plans and accompanying environmental impact reports prior to any development of the subarea.
- Policy 310.1** Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.
- Policy 310.2** Locate development so as to have a 'greenbelt' separation from Daly City.
- Policy 311** Establish design criteria to enhance compatibility with the natural setting.
- Policy 312** Minimize grading in producing building pads. Terrace development with the slope.
- Policy 313** Consider the concept of live-work residential development.

### **Transportation and Circulation**

- Policy 314** Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.
- Policy 315** Consider methods of landscape screening to separate development from Bayshore Boulevard, including transit-oriented design. Discourage high soundwalls.



## **Open Space/Conservation**

- Policy 316**      **Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.**
- Policy 317**      **Preserve the marsh as a wetland and natural drainage basin.**
- Policy 318**      **Preserve conserved habitat in accordance with the Habitat Conservation Plan.**
- Policy 319**      **Preserve canyons and water courses.**
- Policy 319.1**    **In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.**
- Policy 320**      **Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.**

*Program 320a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:*

- a. identification and retention of heritage trees;*
- b. identification and retention of rare plants;*
- c. plant species that are not invasive to the habitat;*
- d. water-conserving plants and irrigation systems;*
- e. reduced fuels adjacent to the wildland;*
- f. screening of structures to blend with the natural landscape;*
- g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

## **Community Health and Safety**

- Policy 321**      **Avoid locating structures under or near transmission lines.**
- Policy 322**      **Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.**
- Policy 323**      **Consider requiring noise insulation in all new construction.**



## **XII.11 NORTHEAST BAYSHORE**

### **Land Use**

- Policy 324** Encourage the maintenance and upgrading of the buildings and site in conjunction with new construction and new occupancies.
- Policy 325** Retain and enhance landscaping along Bayshore Boulevard to buffer traffic noise and to screen the industrial uses from through traffic.

### **Transportation and Circulation**

- Policy 326** Assist the property owners in developing an improved circulation plan for the businesses that front on Industrial Way to facilitate truck loading and turning movements.
- Policy 327** Examine opportunities to improve circulation in Northeast Bayshore in conjunction with development of the Baylands.

### **Community Health and Safety**

- Policy 328** Through the appropriate regulatory agencies, control the handling of toxic materials and the remediation of any contamination.
- Policy 328.1** Require improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard and Industrial Way.

## **XII.12 BAYLANDS**

### **Local Economic Development**

- Policy 328.2** Require a program by the developer encouraging employment of Brisbane residents in the construction phase and in the operation of future businesses.

### **Land Use**

- Policy 329:** Prior to or in conjunction with the first Specific Plan for the Baylands subarea, a Concept Plan shall be submitted, which shows the disposition of the entire site. The Concept Plan shall include the following:
1. an overall conceptual plan, illustrative in nature, showing uses and locations by means of bubble and schematic diagrams with an accompanying text;





**2. a general description of conceptual uses, densities, intensities and locations consistent with the adopted General Plan;**

**3. a listing of responsible State, Federal or local agencies which have jurisdiction over the development of the site in the manner contemplated by the Concept Plan and a description of the studies to be concluded and the issues to be resolved with such agencies.**

**Prior to or in conjunction with any subsequent Specific Plan, the applicant shall provide an updated Concept Plan for City consideration. The conceptual plan need not represent a commitment by the owner to any form of development. In no event shall a submitted Concept Plan be deemed an application for any form of development project approval under the City's subdivision or Zoning regulations.**

**Policy 329.1 Adopt one or more Specific Plans and accompanying environmental impact reports prior to any development of the subarea.**

**Policy 330 In any Specific Plan which may be prepared for less than the entire Baylands subarea, demonstrate the major circulation, open space and utilities for the remainder of the property.**

*Program 330a: Environmental review for all Specific Plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.*

*Program 330b: Specific Plans shall address the heights of buildings and building groups to achieve the following:*

- a. diversity of height within the subarea;*
- b. creative excellence in architectural and site design;*
- c. visual acceptability when seen from above;*
- d. a complementary relationship to the overall topography, especially the Lagoon, San Bruno Mountain and the Bay, and the entrance to Central Brisbane;*
- e. open space and open areas.*

*Development south of the Bayshore Basin drainage channel shall maintain a low profile permitting low or mid rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea .*



*The following design approaches shall not be included in any specific plan or development proposal:*

*a. Buildings or building groups that block view corridors to the Bay, or appear as "fortresses" or "walls" lining the Bayfront, the Lagoon or any arterial street.*

The public has expressed opposition to housing in the Baylands, both for its effect on the small-town quality of Brisbane and because of a concern over the toxic contamination at the site.

**Policy 330.1 Prohibit housing on the Baylands.**

- Policy 331 Maximize opportunities for open space and recreational uses in any land use planning for this subarea.**
- Policy 332 Establish standards and parameters for any interim uses of the property.**
- Policy 333 Establish a safety buffer around and provide for visual screening of the Tank Farm.**
- Policy 334 Encourage an adaptive reuse of the Roundhouse and other structures identified as having historic, cultural and unique architectural value.**
- Policy 335 Give aesthetic consideration to views of San Bruno Mountain, the Bay and the Baylands development itself from Central Brisbane as well as views from the Baylands in the design of any development.**
- Policy 336 Consider methods for enhancing interaction between the residential community in Central Brisbane and uses on the Baylands. Methods may include pedestrian, bicycle and vehicular connections, recreational uses and educational facilities.**
- Policy 337 Include a phasing schedule for development to limit the adverse impacts of too rapid growth.**
- Policy 338 Buffer development from the Heavy Commercial uses in the Beatty Subarea.**
- Policy 339 Develop design guidelines as a part of every Specific Plan for the subarea. In the design guidelines, incorporate standards for roofs, emphasizing color, materials and screening, so as to consider views from above.**
- Policy 339.1 If UCSF decides it wants to build a campus in Brisbane, and if the City approves the proposal, a development or other agreement between the City and the University would be a precondition of approval, to ensure that**



conditions and mitigations that would make the development acceptable to the City and its people are included.

### **Transportation and Circulation**

- Policy 340** Include street standards in all Specific Plans for the subarea.
- Policy 340.1** Require the property owner to demonstrate the feasibility of connecting Geneva Avenue to Highway 101 prior to or with the first Specific Plan. Include an estimate of costs.
- Policy 341** Locate a new train station, upgrade the existing station, and provide the opportunity for intermodal mass transit facilities.
- Policy 342** Mitigate traffic impacts by improved access to public transportation, by construction of street and intersection improvements, and by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.
- Policy 343** Develop a pedestrian and bicycle system to reach all areas of the City from the Baylands.
- Policy 344** Connect all development within the Baylands with bicycle and pedestrian networks.
- Policy 345** Work with other agencies to promote interconnection with regional bicycle systems.
- Policy 346** Include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands.
- Policy 347** Cooperate with other agencies to develop the Bay Trail between Sierra Point and the Candlestick Recreation Area.

### **Open Space/Conservation**

- Policy 348** Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.
- Policy 349** After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.
- Policy 350** Develop a public pathway and access facilities immediately adjacent to the Lagoon.





- Policy 351**      **Establish a buffer zone between the Lagoon and adjacent uses.**
- Policy 352**      **Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.**
- Policy 353**      **Consider a possible golf course if compatible with environmental and conservation concerns.**
- Policy 354**      **Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.**
- Policy 355**      **Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.**
- Policy 356**      **Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.**
- Policy 357**      **Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.**
- Policy 358**      **Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.**
- Policy 359**      **Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.**
- Policy 360**      **Incorporate new construction standards for energy efficiency and water conservation.**
- Policy 361**      **Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.**
- Policy 362**      **Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.**
- Policy 363**      **Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.**



**Policy 364**      **Maximize energy conservation and encourage recycling through site planning and building design.**

**Community Health and Safety**

**Policy 365**      **Comply with applicable Federal, State and regional standards for development on landfill.**

**Policy 366**      **Meet applicable seismic requirements in all construction, with special attention to non-engineered fill.**

**Policy 367**      **Develop grading and drainage controls for landfill.**

**Policy 368**      **Comply with the requirements of remediation plans approved by the Department of Toxic Substances Control, the Water Quality Control Board and other responsible agencies in conjunction with development on lands that have been contaminated by toxic substances.**

**Policy 369**      **Disclose, in a risk analysis, all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.**

**Policy 370**      **Provide risk assessment analysis identifying toxic contamination, landfill limitations and other related factors and resultant environmental impacts in order to address, mitigate and disclose the characteristics of the land and its suitability for safe development.**

**Policy 371**      **Disclose the underlying assumptions of all risk analyses for toxic lands and lands that are considered at risk for liquefaction.**

**Policy 372**      **Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.**

**Policy 373**      **Utilize landscape and construction techniques to reduce noise impacts.**

**Policy 373.1**    **Work closely with the Integrated Waste Management Board and the Bay Area Air Quality Management District to assure monitoring of regulatory air quality issues, especially those pertaining to grading, surcharging and methane emissions, by regulatory agencies.**



## **XII.13 BEATTY SUBAREA**

### **Land Use**

**Policy 374**      Development in this subarea shall have as its primary purpose the accommodation of Heavy Commercial uses that need large areas of land to accommodate goods and equipment and may involve outdoor storage of goods and equipment.

**Policy 375**      Development of this subarea shall be designed to act as a buffer between the impacts of the industrial uses on adjacent properties in San Francisco and the Planned Development - Trade Commercial uses of the Baylands.

*Program 375a: There shall be an extensive southern landscape buffer which may also include a berm or other separating device.*

**Policy 376**      A Specific Plan and accompanying environmental review shall be prepared and adopted prior to any significant development or redevelopment of the area.

**Policy 377**      Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.

**Policy 378**      An Agreement between the Brisbane Redevelopment Agency and the City and County of San Francisco should be considered in order to coordinate development and the provision of essential services to the subarea and to assure that the Redevelopment Agency's goals and policies for the subarea are acknowledged, respected and attained.

**Policy 379**      There shall be no fabrication, manufacturing, processing or treatment of materials in this subarea other than that which is directly incidental to a permitted or conditional use. There shall be no processing of hazardous waste materials.

**Policy 380**      A Development Agreement may be considered between Norcal/Sanitary Fill and the Brisbane Redevelopment Agency to establish the uses to be permitted or prohibited within the subarea, to adopt a development schedule and to ensure the provision of municipal services.

### **Transportation and Circulation**

**Policy 381**      The Specific Plan for this area shall address the extension of Geneva Avenue to Highway 101.





**Policy 382** Mitigate traffic impacts by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.

**Policy 383** The Specific Plan shall include street standards for the subarea.

**Community Health and Safety**

**Policy 384** Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

**Policy 385** All development shall meet applicable seismic requirements with special attention to non-engineered fill.

**Policy 386** Grading controls on landfill shall be developed.

**Policy 387** Development on landfill shall comply with applicable Federal, State and regional standards.

**Policy 388** The Specific Plan shall include programs for odor and litter reduction.

**Policy 389** Special attention should be paid to uses of the adjacent property that has potential for the storage and/or processing of hazardous materials.

**Policy 390** Development shall utilize necessary means to reduce noise impacts.

**Policy 391** Work closely with regulatory agencies to encourage ongoing toxic remediation programs and monitoring by those agencies.







## **CHAPTER XIII**

# **ADOPTION**





**RESOLUTION No. 94-24**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF BRISBANE, STATE OF CALIFORNIA,  
ADOPTING THE 1994 GENERAL PLAN**

**WHEREAS**, the City of Brisbane, acting in the public interest, has undertaken to comprehensively update the amended 1980 Brisbane General Plan; and

**WHEREAS**, the City Council established an extensive program of community input and involvement, including public outreach, community-wide opinion surveys, an all-day community forum, and numerous public meetings held by the City Council, Planning Commission and Parks, Beaches and Recreation Commission, so that the 1994 Brisbane General Plan would reflect the community's needs, values and aspirations; and

**WHEREAS**, copies of the Draft 1994 General Plan were circulated to federal, state, regional, county, and local agencies for review and comment and made available to members of the public at the City repositories; and

**WHEREAS**, notices of Planning Commission and City Council public meetings and public hearings on the Draft 1994 General Plan were prepared and posted and published in conformance with the California Government Code; and

**WHEREAS**, the Planning Commission held public hearings on May 10 and May 16, 1994, to consider public testimony on the Draft 1994 General Plan; and

**WHEREAS**, the Planning Commission considered all pertinent testimony, written and oral, as well as the information contained in the Environmental Impact Report, and adopted Resolution No. 94-2 , making written recommendations to the City Council; and

**WHEREAS**, the Planning Commission recommended that the City Council certify the Environmental Impact Report and adopt the 1994 General Plan; and

**WHEREAS**, the City Council held public hearings on May 31, June 5 and June 21, 1994 on the 1994 General Plan and considered the recommendations of the Planning Commission, public testimony, both written and oral, and all other documents in the record; and

**WHEREAS**, at this hearing, prior to adoption of the project, the City Council adopted Resolution 94-22, certifying the Environmental Impact Report for the 1994 General Plan; and



**WHEREAS**, at this hearing the City Council adopted Resolution 94-23, making findings required by CEQA pertaining to the Environmental Impact Report for the 1994 General Plan, including a statement of overriding considerations and adopting a mitigation monitoring program; and

**WHEREAS**, the City Council considered the changes that were made to the 1990-1997 Housing Element set forth as Attachment A to this Resolution in response to a letter of October 28, 1993 from Thomas B. Cook, Deputy Director, pertaining to specific findings regarding the Articles 5 and 10.6 of the Government Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Brisbane finds as follows:


1. The 1994 Brisbane General Plan has been prepared in accordance with State law, State General Plan Guidelines and supersedes all previously adopted General Plan elements.
2. The 1994 Brisbane General Plan satisfies the requirements of Government Code Sections 65302 through 65303, and 65560 et seq., which describe the required elements of and the issues that must be addressed in a General Plan, and also addresses additional issues raised by the community.
3. The 1994 General Plan contains goal, policy and program statements, and data in the Plan's text, maps, and in the technical background reports which are hereby incorporated into the Plan by reference.
4. The Plan is current, comprehensive, long-term and internally consistent.
5. The Plan covers all territory within the City's jurisdictions and lands outside the City which relate to its planning needs; and addresses regional concerns affecting the City of Brisbane.
6. The Housing Element has been revised in accordance with the requirements of the State Department of Housing and Community Development and sets forth, in good faith, the efforts of the City of Brisbane to provide affordable housing. The City Council further finds that the programs and policies stated in the Housing Element of the General Plan will accommodate the City's share of the regional need for housing and will not reduce housing opportunities in the region.
7. Further, the City Council finds that the 1990-1997 Housing Element substantially complies with the requirements of Article 5 and 10.6 of the Government Code in that:
  - a. Government Code Section 65583(c)(1) specifically provides that "where the inventory of sites...does not identify adequate sites to accommodate the need



for groups of all household income levels..., the program shall provide for sufficient sites with zoning which permits owner-occupied and rental multi-family residential use by right, including density and development standards, which could accommodate and facilitate the feasibility of housing for very low and low-income households." In compliance with Article 10.6 of the Government Code, page 130 and Table 21 of the Housing Element demonstrate that there is capacity under current zoning for multi-family developments as permitted uses so as to provide for more than the identified need for very low and low-income housing. Programs H2c, H4a, H9b, and H15c may facilitate the feasibility of developing housing for very low and low-income households. In addition, Program H1a calls for the study of further sites which could be rezoned to accommodate multi-family development.

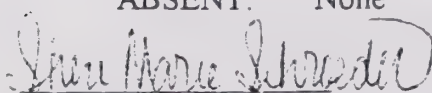
b. Government Code Section 65583(c)(1) states, "Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing...including emergency shelters and transitional housing..." In compliance with Article 10.6 of the Government code, page 65 of the Housing Element identifies sites by zoning district where group homes which could serve as emergency shelters/transitional housing are permitted. The Council finds that such group homes would be an appropriately-scaled potential response to the limited need identified by the 1990 U.S. Census, and that any other type of shelter might best be provided through a coordinated effort with other jurisdictions in San Mateo County, as detailed on pages 65 and 115 of the Housing Element.

**BE IT FURTHER RESOLVED** by the City Council of the City of Brisbane that the 1994 Brisbane General Plan is hereby adopted.

  
Clara A. Johnson  
Mayor

I hereby certify that the foregoing Resolution No. 94-24 was duly and regularly passed and adopted by the Brisbane City Council at a special meeting on June 21, 1994, by the following roll call vote:

AYES:	Councilmembers Conway, Miller, Panza, Waldo, Mayor Johnson
NOES:	None
ABSENT:	None

  
Sheri Marie Schröder  
Deputy City Clerk





## ATTACHMENT A

In reference to the findings made by the California Department of Housing and Community Development (HCD) as stated in a letter dated October 28, 1993, from Thomas B. Cook, Deputy Director, regarding the Housing Element.

1. HCD states that although the Housing Element includes a detailed inventory of sites zoned for multifamily residential use (Housing Element, pages 48-49, 130), it fails to accommodate the new construction need for lower income households, and HCD recommends evaluation of the use of self-help housing programs affordable to lower-income households, similar to projects done by Habitat for Humanity. HCD also suggests that the City consider more means to promote affordable mixed-use housing, such as acquisition of air-rights and use of redevelopment set-aside funds to encourage the development of second units.

In response, the last sentence in the third paragraph on page 89 of the draft Housing Element was revised as follows:

For example, land could be purchased with set-aside funds to lease or sell to a non-profit developer of affordable housing such as BRIDGE Housing or Habitat for Humanity.

Subsections c. and j. of Program H9b (page 119) were also revised and subsection n. was also added as follows:

- c. Purchase vacant sites and Transferable Development Rights (such as air-rights) to sell or lease to developers of affordable housing, including mixed-use projects.
- j. Financially encourage self-help housing programs and "sweat equity" construction and rehabilitation projects.
- n. Create opportunities in the Northwest Bayshore subarea for private development of single-family and live-work housing affordable to low and very-low income households.

2. HCD states that the City should make every effort to retain nonconforming residential units, particularly the apartment buildings in the C-2 District (Housing Element, page 81). In response, Program H12c (page 122) is cited as addressing this concern.

3. HCD states that it considers the parking required for secondary dwelling units to be excessive, constraining the opportunity for additional second unit development. In response, this constraint is noted on page 81, paragraph 3, of the Housing Element and is addressed by Program H1d.



4. HCD notes that State law has extended the deadline for the next update of the Housing Element to 1997. In response, the Housing Element was retitled "1990-1997 Housing Element" and references to the 1995 deadline for updating (Housing Element, pages 107, 110, 126, 127) were revised accordingly.

5. HCD recommends that the City re-evaluate opportunities for residential development in the General Plan and particularly consider designating multifamily housing sites in the Baylands, Northwest Bayshore and the Quarry (although it is understood that the Quarry site may not be available during the time frame of the Housing Element). In response, the potential for mixed-use housing in the Northwest Bayshore subarea is noted on page 44 and addressed in Program H1a (page 112). The reasons why the Baylands and Quarry subareas were found to be unsuitable for residential development are detailed on pages 44 and 45.

6. HCD states that the Housing Element should identify a site or sites for potential development of an emergency shelter. In response, page 65, second paragraph, identifies the residential zoning districts, including the Northeast Ridge, as permitting group homes which could serve as emergency shelters/transitional housing. In addition, Program H2g (page 115) commits the City to cooperating with the County in fulfilling the recommendations of the Blue Ribbon Commission on Homelessness's 1990 Action Report, which, as detailed on page 65, included the establishment of emergency shelters in more central locations than Brisbane.

7. HCD suggests that the City should initiate implementation of the housing program as soon as possible. Although, as noted above, the State has extended the deadline for the next update of the Housing Element to 1997, it is noted in response to HCD's comment that the City continues to maintain its earlier schedule for implementation of the Housing Element following adoption of the General Plan (Housing Element, pages 127-128).

8. HCD refers to its earlier comments of December 24, 1991, which were responded to in September 1993 and communicated to HCD on September 10, 1993.



**RESOLUTION NO. 94-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF BRISBANE, STATE OF CALIFORNIA, CERTIFYING  
THE ENVIRONMENTAL IMPACT REPORT FOR THE  
1994 GENERAL PLAN**

**WHEREAS**, the City of Brisbane, as lead agency, prepared a Draft Environmental Impact Report ("DEIR") for the proposed 1994 General Plan for the City of Brisbane ("the Project"); and

**WHEREAS**, the completion of the DEIR was duly noticed and the DEIR was circulated for review and comment pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines; and

**WHEREAS**, the DEIR was provided to numerous federal, state, county, regional, and local agencies, as well as members of the public, through the State Clearinghouse, direct mail, and availability for review at City offices, public libraries, and other City depositories; and

**WHEREAS**, all comments received during the 45-day review period were compiled, responded to, and included in the Final Environmental Impact Report ("FEIR") for the Project; and

**WHEREAS**, the Planning Commission of the City of Brisbane considered the FEIR at a special meeting on May 10, 1994 and a regular meeting on May 16, 1994, at which all interested persons were given an opportunity to be heard; and

**WHEREAS**, on May 16, 1994, the Planning Commission adopted Resolution No. 94-2 recommending to the City Council that the FEIR be certified; and

**WHEREAS**, the City Council reviewed the FEIR at special meetings on May 31, June 5 and June 21, 1994, at which all interested persons were given a further opportunity to be heard; and

**WHEREAS**, the City Council has duly considered the FEIR, the minutes of proceedings thereon conducted by the Planning Commission, and the oral and documentary evidence presented at the meeting,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Brisbane as follows:





1. The City Council certifies that:

- (a) The Final Environmental Impact Report for the 1994 General Plan has been completed in compliance with CEQA and the State Guidelines adopted pursuant thereto; and
- (b) The Final Environmental Impact Report for the 1994 General Plan was presented to the City Council and the City Council has reviewed and considered the information contained in the FEIR prior to approving the Project; and
- (c) The City Council has independently reviewed and analyzed the Final Environmental Impact Report for the 1994 General Plan and hereby finds and determines that the FEIR reflects the independent judgment of the City Council.


2. The City Council hereby incorporates the FEIR into this Resolution by reference.

**PASSED AND ADOPTED** at a special meeting of the City Council of the City of Brisbane held on the 21st day of June, 1994, by the following vote:

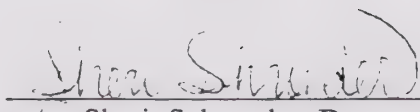
AYES: Councilmembers Conway, Miller, Panza, Waldo, Mayor Johnson

NOES: None

ABSENT: None

  
Clara A. Johnson, Mayor

ATTEST:

  
Sheri Schroeder, Deputy City Clerk



**RESOLUTION NO. 94-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF BRISBANE, STATE OF CALIFORNIA, MAKING  
CERTAIN FINDINGS REGARDING THE  
ENVIRONMENTAL IMPACT REPORT FOR THE 1994  
GENERAL PLAN AND ADOPTING A MITIGATION  
MONITORING PROGRAM**

**WHEREAS**, the City Council has adopted Resolution No. 94-22 certifying the Final Environmental Impact Report ("FEIR") for the 1994 General Plan for the City of Brisbane ("the Project"); and

**WHEREAS**, the FEIR has identified potentially significant effects on the environment that may be created by the approval and implementation of the Project; and

**WHEREAS**, the California Environmental Quality Act ("CEQA") and the State Guidelines adopted pursuant thereto, require the City to make specific findings prior to approval of the Project when one or more potentially significant environmental effects has been identified in the FEIR; and

**WHEREAS**, the City Council has found and determined that all of the potentially significant environmental effects either: (i) have been avoided or substantially lessened through the adoption of mitigation measures; or (ii) require mitigation by another public agency having jurisdiction, which can and should adopt such measures; or (iii) cannot feasibly be avoided or mitigated but do not prevent approval of the Project because of overriding considerations, as more fully set forth below,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Brisbane as follows:

1. The City Council hereby finds and determines that implementation of the Project may have significant effects on the environment, as summarized in the "Findings Regarding Mitigated Environmental Effects" attached hereto as Exhibit "A" and incorporated herein by reference, and as identified and more completely described in the FEIR. The City Council further finds and determines that the mitigation measures to be adopted for each of the significant environmental effects, as described in Exhibit "A," will serve to avoid the effect or to substantially lessen the effect to a level of insignificance.

2. The City Council hereby finds and determines that implementation of the Project may have certain significant and unavoidable effects relating to traffic at intersections outside the City limits, noise from aircraft overflights, and regional air quality, as summarized in the "Findings Regarding Unavoidable Traffic, Noise, and Air Quality Impacts" attached hereto as



Exhibit "B" and incorporated herein by reference, and as identified and more completely described in the FEIR. The City Council further finds and determines that the mitigation measures required to avoid or substantially lessen these effects are within the responsibility and jurisdiction of other public agencies, which can and should adopt and implement such measures, and it is not feasible or possible for the City of Brisbane, acting alone, to mitigate these effects to a level of insignificance. To the extent that other public agencies cannot or will not implement mitigation measures, and to the extent that mitigation by the City is not feasible or possible because of economic, social or other considerations, the City Council finds and determines that approval of the Project is nevertheless justified because the benefits of the Project will outweigh the negative impacts for the reasons described in the "Statement of Overriding Considerations" attached hereto as Exhibit "C" and incorporated herein by reference.

3. Implementation of the mitigation measures described in Exhibit "A" shall be monitored through the "Mitigation Monitoring Program" set forth in Exhibit "D," attached hereto and incorporated herein by reference. Such Mitigation Monitoring Program is hereby approved and adopted.


4. Upon approval of the Project, the City Council hereby authorizes and directs that a Notice of Determination be prepared and filed in the manner prescribed by CEQA.

**PASSED AND ADOPTED** at a special meeting of the City Council of the City of Brisbane held on the 21st day of June, 1994, by the following vote:

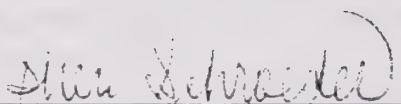
AYES: Councilmembers Conway, Miller, Panza, Waldo, Mayor Johnson

NOES: None

ABSENT: None

  
Clara A. Johnson, Mayor

ATTEST:

  
/ Sheri Schroeder, Deputy City Clerk





## **EXHIBIT "A"**

### **FINDINGS REGARDING MITIGATED ENVIRONMENTAL EFFECTS**

#### **Background:**

The City Council proposes to adopt the 1994 General Plan for the City of Brisbane ("the Project"). As required by the California Environmental Quality Act ("CEQA") a Program Environmental Impact Report was prepared for the Project. The Final Environmental Impact Report ("FEIR") has been certified by the City Council as having been prepared in compliance with CEQA and the State Guidelines adopted pursuant thereto. The FEIR has identified certain significant effects upon the environment that may occur as a result of the Project. However, with the adoption and implementation of the mitigation measures described below, these potential effects can be avoided or substantially reduced to the level of insignificance.

#### **1. IMPACTS FROM SPECIFIC PROJECTS:**

**Effects:** The FEIR determined that specific projects to be developed in conformance with the 1994 General Plan have the potential to generate project-specific impacts upon the following localized environmental sensitivities identified in the FEIR: biotic resources; topography/geology/soils; water resources/drainage; cultural resources; visual impacts; public safety; noise. Project-specific impacts would be identified during the CEQA review of specific development proposals and project-specific mitigation measures would be determined at that time.

**Mitigation Measures:** The FEIR determined that environmental impacts from specific projects can generally be mitigated to a level of insignificance through implementation of the policies and programs contained in the 1994 General Plan. Project-specific mitigations must be consistent with the guidance provided by the Plan. Mitigation measures incorporated in the 1994 General Plan as policies and programs are set forth in Volume II of the Draft EIR, Chapter V, and are further detailed in the Mitigation Monitoring Program set forth in Exhibit "D" attached to this Resolution.

#### **2. POPULATION, EMPLOYMENT AND FISCAL IMPACTS:**

**Effects:** The FEIR determined that adverse economic impacts on the City could result from land use intensification under the 1994 General Plan if the funds collected from development are insufficient to pay for the increases in public services, infrastructure, or other types of mitigation.



**Mitigation Measures:** Policies and programs have been incorporated into the 1994 General Plan requiring developers to pay the full cost of infrastructure and other physical mitigation measures, as set forth in Volume II of the Draft EIR, Chapter V, and further detailed in the Mitigation Monitoring Program set forth in Exhibit "D" attached to this Resolution.

### **3. TRANSPORTATION AND CIRCULATION:**

**Effects:** The 1994 General Plan includes a performance standard for levels of service in the circulation system: LOS D for all intersections in the City, except for the intersections at San Bruno Avenue and Bayshore Boulevard and Old County Road / Tunnel Avenue and Bayshore Boulevard, for which the performance standard is LOS C. This performance standard defines when traffic impacts must be mitigated. The EIR traffic analysis estimates that the cumulative impacts of subregional growth and the effects of the Project would bring four intersections within the City's jurisdiction to or below LOS D.

**Mitigation Measures:** The potential traffic impacts at all of the intersections within the City can be mitigated to achieve the City's performance standards through implementation of the measures identified in the traffic analysis, as shown in Table IA-6 of the Draft EIR. Policies and programs are contained in the 1994 General Plan to require mitigation in order to attain the City's performance standards and to establish the mechanisms for contribution to the mitigation measures, both in terms of construction of physical improvements and payment of traffic impact fees. Mitigation measures are set forth in Volume II of the Draft EIR, Chapter V, and further detailed in the Mitigation Monitoring Program set forth in Exhibit "D" attached to this Resolution.



## **EXHIBIT "B"**

### **FINDINGS REGARDING UNAVOIDABLE TRAFFIC, NOISE, AND AIR QUALITY IMPACTS**

#### **A. TRAFFIC IMPACTS.**

##### **Background:**

The proposed 1994 General Plan will adopt a Level of Service of "D" for all intersections in the City except the intersections at San Bruno Avenue and Bayshore Boulevard and Old County Road / Tunnel Avenue at Bayshore Boulevard, for which a Level of Service of "C" will be adopted. The FEIR has established that potential traffic impacts created by the Project on all intersections within the City limits of Brisbane can be mitigated to the applicable Level of Service standard for each intersection. However, the Project may cause traffic impacts to intersections located in adjacent cities, particularly South San Francisco and Daly City.

##### **Mitigation By Other Agencies:**

The FEIR has determined that the construction and installation of various improvements at intersections located outside of the City limits will mitigate the impacts of the Project and avoid degradation in the Level of Service below the City's performance standards. However, the City of Brisbane does not have unilateral authority or jurisdiction to implement mitigation measures for intersections located outside of the City limits. While the City can, as a condition of approval, require a project developer to construct traffic improvements for such intersections in order to mitigate the potential impacts of development, such measures cannot be implemented without the consent and participation by the adjacent jurisdictions. Such other agencies can and should allow the mitigation measures to be performed, but in the absence of such agreement and cooperation, the potential degradation of traffic Level of Service must be considered a significant, unavoidable adverse effect.

##### **Statement of Overriding Considerations:**

Notwithstanding the potential unavoidable effect of the Project with regard to traffic impacts, as described above, approval of the Project is justified by reason of the overriding considerations set forth in Exhibit "C" attached as part of this Resolution.





## **B. NOISE IMPACTS.**

### **Background:**

Overflights from the San Francisco International Airport generate single-event noise impacts well in excess of community noise standards. These overflights occur randomly across the entire City. In community surveys, citizens identified aircraft overflights as the most significant noise to be reduced. Implementation of the 1994 General Plan may subject additional residents and businesses to random and significant noise impacts.

### **Mitigation By Other Agencies:**

Aircraft flight paths are regulated by the FAA. Federal law has pre-empted any local regulation related to the determination of routes to be used by aircraft in flight. The ability to control this impact is therefore within the responsibility and jurisdiction of the FAA. To the extent that the FAA allows such aircraft to fly over the City of Brisbane, the noise created by these overflights would be considered a significant adverse effect which the City is unable to mitigate to a level of insignificance.

### **Statement of Overriding Considerations:**

Notwithstanding the potential unavoidable effect of the Project with regard to noise impacts, as described above, approval of the Project is justified by reason of the overriding considerations set forth in Exhibit "C" attached as part of this Resolution.

## **C. AIR QUALITY IMPACTS.**

### **Background:**

The City of Brisbane is located in the San Francisco Bay air basin, a non-attainment basin for ozone, carbon monoxide and PM10. Implementation of the Project will generate increased vehicle trips and vehicle miles traveled, leading to increases in air emissions in a non-attainment air basin. Project-generated traffic may also result in violations of the federal carbon monoxide standard during the A.M. peak hour. Impacts can be mitigated in Brisbane by improving the Level of Service and/or reducing the number of trips and the traffic volume. However, even with the maximum feasible implementation of the street and intersection improvements and trip reduction measures contemplated by the 1994 General Plan as well as compliance with the



provisions of the BAAQMD Clean Air Plan, the regional cumulative impacts cannot be mitigated to a level of insignificance. Any contribution to air emissions in a non-attainment air basin, no matter how minimal, is considered a cumulatively significant impact

#### **Mitigation by Other Agencies:**

The City of Brisbane alone does not have the authority or the financial capacity to implement the broad-reaching transportation system measures that would affect other jurisdictions in the basin in order to reduce the basin-wide emissions. Achievement of improvement in air quality will require not only the mitigation measures contained in the Project, but also the mitigation measures imposed by other public agencies and jurisdictions.

#### **Statement of Overriding Considerations:**

Notwithstanding the potential unavoidable effect of the Project with regard to air quality impacts, as described above, approval of the Project is justified by reason of the overriding considerations set forth in Exhibit "C" attached as part of this Resolution.



## **EXHIBIT "C"**

### **STATEMENT OF OVERRIDING CONSIDERATIONS**

It is not possible or feasible for the City to mitigate the potential unavoidable traffic, noise, and air quality impacts described in Exhibit "B" since the action required to do so is beyond the jurisdiction and control of the City. For example, the City cannot construct intersection improvements within the jurisdictional boundaries of another public agency when that agency does not approve or desire the work to be done. The City cannot regulate or control the flight path of aircraft departing from San Francisco International Airport and require such aircraft to follow departure routes that avoid overflights of Brisbane. And the City cannot control the air emissions that may be generated from activities and land uses located beyond its jurisdictional boundaries, but instead must rely upon regional enforcement agencies to perform this task.

Aside from the inability of the City to mitigate the potential impacts described in Exhibit "B," the benefits of the proposed Project, adoption of the 1994 General Plan, will outweigh any unavoidable adverse environmental effects. This finding is based upon the following considerations:

1. The City of Brisbane is required, by Sections 65300 et. seq. of the Government Code, to adopt and maintain a comprehensive, long-term plan for the physical development of the City and any land outside its boundaries which bears a relation to its planning. In addition, State law requires that many decisions that are made by City government be considered for consistency with the General Plan. Adoption of the 1994 General Plan will enable compliance with these legal mandates and will provide the data base and statement of policies to guide decision-making through the year 2004.
2. The 1994 General Plan contains provisions that establish the basis for numerous benefits to be derived by the community, including, but not limited to, long-term preservation and maintenance of sensitive eco-systems, open space and aquatic resources; improved transportation and circulation systems, including provisions for public transit and other alternatives to the use of the automobile; enhanced public facilities and programs; improvements of infrastructure; new sources of employment and income to the City; and contributions to meet the housing needs of all segments of the community, especially for low-and-moderate income households.
3. The 1994 General Plan is the environmentally superior alternative. The FEIR has determined that the 1994 General Plan has fewer adverse impacts and more beneficial impacts than the other alternatives analyzed. The 1994 General Plan is also environmentally superior because it contains a stronger policy basis to assure that the environmental impacts of land use change are adequately mitigated.





## **EXHIBIT "D"**

### **MITIGATION MONITORING PROGRAM**

#### **Background:**

Section 21081.6 of the Public Resources Code requires an agency to adopt a mitigation reporting or monitoring program when the agency makes findings that certain mitigation measures, if implemented, will avoid or substantially lessen the potential environmental effects of a proposed project. In compliance with this requirement, the mitigation monitoring program set forth below shall be followed to insure implementation of the mitigation measures that will serve to avoid the potential effects described in Exhibit "A," or substantially lessen such effects to the level of insignificance.

#### **Mitigations for the Impacts of Specific Development Proposals:**

The EIR has identified significant effects that could potentially occur from specific development proposals constructed in conformance with in the 1994 General Plan. The EIR identifies the localized hazards and environmental sensitivities that may be affected by these specific development proposals.

Project-specific impacts will be determined during the CEQA review of specific development proposals. Project-specific mitigations, likewise, will be determined at that time. The mitigations must be in conformance with the performance standards and other policies contained in the 1994 General Plan.

The EIR determined that many of the policies and programs in the 1994 General Plan establish performance and capacity standards, define thresholds for review, or otherwise provide guidance for determining appropriate measures to mitigate the potential impacts from individual projects. These measures are identified in Chapter V of the DEIR, Volume II. Mitigation measures are also contained in the additional policies and programs listed on pages.vii-xii of the FEIR. The following charts detail key policies contained in the Plan for each environmental factor that may be affected.

#### **Monitoring the Mitigation Measures for Specific Development Proposals:**

General administration and management of the mitigation monitoring program shall be the responsibility of the Planning Department of the City of Brisbane. The responsibility throughout the monitoring effort will be to assure implementation and enforcement of the policies and programs contained in the 1994 General Plan that are intended to mitigate the potential significant effects on the environment of specific development proposals. The City shall also communicate the guidance provided by these policies and programs to other jurisdictions, agencies and districts with authority to approve and implement projects within the Planning Area of the project.



## **Regulatory Agencies**

Federal and State laws delegate to various regulatory agencies jurisdiction over certain environmental resources and hazards within the project area. In these instances, the regulatory agencies serve as lead agencies under CEQA and both identify the impacts and establish the mitigation measures for projects under their jurisdiction. For potential impacts under the jurisdiction of regulatory agencies, the designated agencies will monitor the mitigation measures.

## **Habitat Conservation Plan**

Mitigation measures for potential impacts of individual development proposals on biological resources protected by the San Bruno Mountain Habitat Conservation Plan (HCP) are monitored by the County of San Mateo, which serves as the Plan Operator for the HCP. The HCP requires landowners/applicants to provide funding for the Plan Operator to monitor activities associated with the project. Activities subject to regulation and monitoring may include, but are not limited to, grading, erosion and drainage control, and restoration and revegetation of disturbed areas. Mitigation measures may also include the contribution of funding to the Plan Operator for the purpose of eliminating and controlling the spread of exotic plant species that invade and threaten the habitat.

## **The City of Brisbane**

The City of Brisbane is responsible for monitoring mitigation measures within its jurisdiction and authority. Monitoring will generally take place at various stages of the development process, starting from the initial issuance of the permit (to insure that appropriate mitigation measures are included as conditions of approval), then at the time of plancheck (to insure that the required mitigation measures have been properly incorporated into the design), then during the project construction stage (to insure that the required measures are, in fact, implemented), and sometimes continuing after the project is completed (if compliance with the mitigation measure is an ongoing responsibility of the developer and the future occupants of the site). Verification of compliance will be determined by whatever means may be appropriate to the individual mitigation measure, including site inspections, periodic reports, and, in the case of matters involving specialized knowledge, investigations by independent experts and consultants retained by the City. The granting of a project approval subject to mitigation measures should include a condition requiring the applicant to pay all costs and expenses that may be incurred for the monitoring program that is adopted to insure that such measures are implemented.

## **Mitigation Measures Incorporated into the Project**

The attached charts identify by policy and program number the key mitigation measures that are incorporated into the Project and indicate the parties responsible for monitoring such mitigation measures, as follows:

RA=Regulatory Agencies

CSM=County of San Mateo (HCP)

B=City of Brisbane



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Water Resources/Drainage</b>			
	Identification	1, 111.1, 12a, 130e, 154, 154b, H16a, 226, 246a, 329, 329.1, 376	B
	Analysis	130a, 130b, 131a, 226a, m228b, 279, 307. 310	B
	Cooperate with Agencies	15.1, 130c, 130d, 132, 134a, 153b, 154a, 219c, 227, 274, 277; 278, 278b	B, RA
	NPDES & Other Programs	133a, 228d	B, RA
	Maintain & Upgrade Drainage System	153, 155, 155a, 155b, 155c, 316, 328.1, 224	B, RA
	Water Conservation	35c, 138b, 138c, 296	B
	Control Sedimentation	131, 133, 133b, 133c, 134c, 134d, 363	B, RA
	Reduce Pollutants	131, 134, 134b, 134c, 134d, 363	B, RA
	Install New Facilities	153a, 153c, 316, 328.1, 221, 222, 228, 228a	B, RA
	Fees/Assessments	155c	B
	Replacement/ Restoration	130.1, 130.2, 130.3, 130.4, 316	B, RA





ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Topography/Geology/Soils</b>			
	Identification	1, 11.1, 12a, H16a, 329, 329.1, 376	B
	Analysis	36a, 135d, 152, 152a, 152c, 152d, 241, 307, 310	B
	Cooperate with Agencies	15.1, 135a, 135b, 135c, 277, 387	B, RA
	Erosion Controls	129, 152F	B, RA
	Engineering	149E, 246B, 366, 385	B
	Grading Controls	18a, 22c, 43, 152b, 152g, 202a, 245, 246c, 312, 367, 386	B, RA
	Protect from Disturbance	31b, 43, 152b, 152e, 245	B
	Construction Codes & Standards	149e, 268	B
	Revegetation	129, 152f	B, RA
	Development Parameters	22f, 36, 367, 387	B, RA
	Mining Practices	135	B, RA



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Public Safety</b>			
	Identification	1, 11.1, 12a, 166.1, H16a, 246a, 329, 329.1, 376	B
	Analysis	15.1, 160a, 160b, 166.1, 171, 174a, 174c, 175b, 175c, 247a, 253c, 307, 310, 369, 370, 371	B
	Cooperate with Agencies	68, 144, 144a, 144b, 148m, 157c, 158b, 158c, 161, 166a, 168, 169, 170, 172a, 172d, 175a, 175b, 272, 273, 278a, 2789.1, 306.1, 362, 365, 368, 387, 391	B, RA
	Code Compliance	24a, 26b, 37, 49d, 95, 149, 149a, 149b, 149d, 157, 157a, 157b, 166, 166b, 172c, 175c, H12, H12a, H13a, H13b, 253b, 254	B, RA
	Remediation/ Rehabilitation	24b, 172, 173, 174, 174b, 268, 322, 324	B, RA
	Development Parameters	31a, 39.2, 45a, 146, 149e, 242, 247, 247b, 247c, 338, 372, 384	B
	Protect from Disturbance	31b, 237	B, RA
	Programs	117e, 117f, 149, 167, 175	B
	Fees & Charges	145a, 147, 158, 158a, 160, 172b	B
	Disaster Response	148, 148a, 148b, 148c, 148d, 148e, 148f, 148g, 148i, 148j, 148k, 148l, 150, 150a, 151	B
	Fire Safety	156, 156a, 156b, 156c, 156d, a56e, 156f, 156g, 159, 159b, 211a, 211b, 306	B
	Personal and Property Safety	162, 163, 164, 164a, 164b, 165, 165g, 299	B



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Population/Employment</b>			
	Identification	1, 8a, 11.1, 12a, H16a, 329, 329.1, 376	B
	Analysis	8f, 10, 10a, 251a, 251b, 251c, 307, 310	B
	Cooperate with Agencies	15.1	B
	Diversify Tax Base	8, 248	B
	Redevelopment Assistance	8h	B
	Local Jobs	9, 9a, 9b, 9c, 249, 250, 328.2	B

ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Visual Impact</b>			
	Identification	1, 11.1, 12a, 19a, H16a, 246a, 329, 329.1, 376	B
	Analysis	16a, 19b, 20a, 22b, 22c, 29a, 32b, 33a, 238c, 253a, 307, 310, 310.1, 330a, 330b	B
	Cooperate with Agencies	15.1, 35i	B
	Development Parameters	11, 15a, 17b, 19b, 20b, 22a, 22d, 22e, 22f, 22g, 28, 29, 29c, 32, 32a, 32c, 32d, 33, 34, 34a, 35, 35f, 47b, 245, 252a, 252b, 253, 255, 255a, 255b, 258, 267.1, 283, 283a, 283b, 283c, 295, 310.2, 311, 315, 333, 335, 339, 348, 353, 377	B
	Protect from Disturbance	17, 17a, 28.1, 30, 30a, 236	B
	Landscape Plans	22h, 35a, 244, 284, 292, 294, 325, 352, 373	B





ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Transportation/Circulation</b>			
	Identification	1, 11.1, 12a, H16a, 246a, 329, 329.1, 376	B
	Analysis	27a, 36a, 56a, 231, 257.1, 307, 310	B
	Cooperate with Agencies	15.1, 35i, 38d, 39b, 40a, 55, 55a, 73, 79, 80, 86c, 199, 199a, 345, 347	B, RA
	Development Parameters	25b, 26, 26a, 26b, 27, 35a, 39, 39a, 39.1, 39.2, 48, 71, 74, 75, 75a, 76, 77, 78, 78a, 101, 239, 239a, 257, 257c, 269, 300, 342	B
	Codes and Safety Standards	35, 39d, 39e, 40, 41, 41a, 42, 44, 44a, 45, 45a, 46a, 46c, 46.1, 53a, 57, 68, 69, 257a, 290, 326, 328, 340.1, 3466	B, RA
	Design Standards	35b, 35c, 35d, 35g, 35k, 36, 39c, 42a, 42b, 42c, 43a, 45b, 45c, 46, 47a, 47b, 49, 49a, 49c, 49d, 50, 56, 56b, 56c, 274.1, 285, 289, 291, 314, 340, 381, 383	B
	Signage	35e, 35f, 49b, 64b	B
	Taxes/ Fees/ Assessments	35h, 38b, 38c, 38d, 46b, 51, 51a, 57b, 59a, 78.1	B
	Maintenance	35j	B
	Level of Service	38, 38a, 38c, 38.1, 70, 266c	B
	Transit/ Transportation Management	52, 52a, 53, 53c, 54, 55, 55c, 72, 142, 198, 198a, 232, 266, 266b, 341, 342, 382	B, RA
	Bicycles	58, 59, 60, 60a, 60b, 61, 62, 62a, 62b, 62c, 86c, 100c, 198b	B
	Pedestrian Facilities	64a, 65, 65a, 66, 66a, 86c, 100c, 231a, 245c, 256, 267, 267b, 286, 288, 343, 344	B



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
Biotic Resources			
	Identification	1, 11.1, 93h, 118, 122b, 122c, 122e, 131a, H16a, 245a, 245d, 246a, 329, 329.1, 358, 376	B
	Analysis	16a, 29a93h, 93i, 93j, 122e, 130b, 131a, 307, 310, 237, 319.1, 320, 320a	B
	Cooperate with Agencies	15.1, 30a, 83c, 84a, 84c, 85d, 86c, 93f, 120, 122, 122a, 122d, 130c, 132, 270, 271, 273, 274, 357, 360	B, RA
	HCP Provisions	83b, 119, 123b, 240	CSM
	Development Parameters	11, 17b, 22f, 28, 29c, 85a, 86, 86a, 86b, 86c, 88, 88a, 88b, 89, 123, 123a, 130.2, 130.3, 130.4, 131	B
	Preservation/ Acquisition	81, 87, 87a, 87.1, 90, 91, 91b, 92, 93, 93e, 118, 121	B, CSM, RA
	Regulate Removal of Heritage Trees	19c, 34a, 124, 125, 125a, 260	B
	Landscape Plans, Revegetation	126, 127, 128, 128a, 261, 271a, 294	B
	Protect from Disturbance	17, 28.1, 30, 30a, 31b, 81.1, 82, 83, 85, 85b, 122a, 245e, 262	B
	Replacement/ Restoration	82, 130.1, 130.2, 134c, 134d	B, RA
	Fees/ Assessments/ Exactions	88c, 89a, 91a, 93a, 93b	B



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
Air Quality			
	Identification	1, 11.1, 12a, 191a, H16a, 246a, 329, 329.1, 376	B
	Analysis	15.1, 193, 193b, 203, 307, 310	B
	Cooperate with Agencies	190, 190a, 190b, 190c, 191, 192, 192a, 195, 196, 199, 199a, 200, 204, 204a, 204b, 204c, 205, 277, 278, 278c, 373.1	B, RA
	Development Parameters	193a, 193c, 194, 194a, 194b, 194c, 201a, 203a, 203b	B
	Reduce Congestion	197, 197a, 198, 198a, 198b, 198c	B
	Enforcement	202, 202a, 202b, 2-02c, 204c	B, RA

ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
Noise			
	Identification	1, 11.1, 12a, 178, H16a, 329, 329.1, 376	B
	Analysis	184, 184a, 184b, 307, 310	B
	Cooperate with Agencies	151.1, 177, 178a, 178b, 178c, 178d, 181, 189e	B, RA
	Development Parameters	35g, 176a, 179, 180, 182, 183, 184c, 185, 235, 236, 243, 244, 269, 284, 301, 302, 303, 309, 323, 325, 373, 390	B
	Enforcement	186, 186a, 187, 188, 189, 189a, 189b, 189c, 189d	B





ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Public Services</b>			
	Identification	1, 11.1, 12a, 25, H16a, 329, 329.1, 376	B
	Analysis	208a, 265a, 265b, 265c, 307, 310, 337, 219	B
	Cooperate with Agencies	15.1, 103, 103d, 103e, 103f, 109, 109e, 110c, 112b, 114a, 119b, 115, 115e, 117a, 117c, 141a, 143a, 217c, 235.1, 378	B
	Fees/ Assessments	103c, 115e, H15, H15a, 206b, 206c, 212b, 212c	B
	Water Conservation	138, 138a, 138b, 138c, 138d, 138e, 267.2, 361	B
	Energy Conservation	139, 140, 140a, 140b, 141, 142, H11, 263, 263a, 263b, 263c, 267.2, 298, 364	B
	Solid Waste	143, 143b, 143c, 143d, 143e, 143f, 297, 364	B
	Infrasatructure	304, 305, 206, 207, 208, 209, 210, 211a, 212, 213, 214, 215, 216, 217, 217b, 218, 222, 224a, 225	B



ENVIRONMENTAL SENSITIVITY		MITIGATION MEASURES / POLICIES/PROGRAMS	MONITORS
<b>Cultural Resources</b>			
	Identification	1, 11.1, 12a, 23, H16a, 246a, 329, 329.1, 376	B
	Analysis	137a, 307, 310	B
	Cooperate with Agencies	15.1	B
	Inspections/ Rehabilitation	23a, 136, 136a	B
	Official Designation	23c	B
	Tax and Other Incentives	23b, 136b, 136c	B
	Conservation Procedures	137a	B
	Development Parameters	267.1, 334	B









## **APPENDIXES**



## APPENDIXES

The appendixes contain information that is supplemental to the text.

**Appendix I** is a subject index. It is a practical tool included for the reader's convenience.

**Appendix II** is a matrix of policies and programs by General Plan Elements. It illustrates how policies and programs in an integrated General Plan span the issue areas of the required Elements and how the various Elements are interrelated.

**Appendix III** is a matrix that relates chapters of the General Plan and technical background reports to the requirements of the Government Code for General Plans. It serves to illustrate conformance to the requirements of the State.

**Appendix IV** identifies the technical background reports that provided the substantive basis for each of the chapters in the General Plan and states that the information, maps and charts in these reports is incorporated by reference as a part of the General Plan.

**Appendix V** is a table that sets forth both the 1994 General Plan and amended 1980 General Plan Open Space and Aquatic Resource land use designations and policies by subarea. The table serves as an index to these resources and policies, and as a comparison of the Open Space and Aquatic Resource land use designations and policies in the 1994 General Plan and amended 1980 General Plan.

**Appendix VI** is a table that indexes the 1994 General Plan references to open space resources as defined by Government Code §65560(b)(1)-(4) and sets forth the 1994 General Plan chapters, policies and programs that relate to those resources.

**Appendix VII** is a glossary containing definitions of certain terms in the 1994 General Plan that the City Council felt would be helpful to the reader.



## Appendix I

### Subject Index





## **APPENDIX I**

### **1994 GENERAL PLAN SUBJECT INDEX**

**Adjacent jurisdictions**, pp. 82, 94, 108, 155, 178, 187, 223

**Air quality**, pp. 106, 128, 155, 198-202, 231-232, 242, 244

**Aquatic areas**, pp. 61-63, 86, 88, 111-117

**Architecture**, pp. 25, 30, 83-84, 227, 232, 238 (**Housing Element**, p. 118)

**Bay Conservation and Development Commission (BCDC)**, pp. 27, 141

**Bikeways and bicycle access**, pp. 35, 85, 89, 100-101, 104-106, 117, 199-201, 222, 229, 233, 239-240

**Business and industrial parks**, pp. 27, 33-34, 57-59, 232-235, 237

**Canyons**, pp. 28-30, 114, 116, 225, 228, 231, 236

**Chamber of Commerce**, pp. 49, 226, 232

**Children**, pp. 129-135, 183-184, 232

**Commercial services**, pp. 27, 29, 71-75, 85, 106, 222, 226, 232 (**Housing Element**, p. 44)

**Community center**, pp. 29, 127, 228

**Community character**, pp. 40-44, 47-48, 51-52, 55, 81-86, 88-89, 126, 133, 183, 212, 218, 227, 230, 235 (**Housing Element**, pp. 6, 14, 16, 28, 70, 109, 123)

**Community mediation**, pp. 183-185, 197

**Concept Plan**, pp. 237-238

**Contamination, soil and water**, pp. 34, 187-192, 223, 236-237, 241-242, 244 (**Housing Element**, pp. 15, 44)

**Debris flow**, pp. 29, 32-33, 169, 172, 176

#### **Definitions**

Goals, policies, programs, p. 22

Housing Element goals, objectives, policies and programs (**Housing Element**, p. 107)

Land use designations, pp. 60, 63



**Development agreements**, pp. 27, 69, 75, 222, 243 (**Housing Element** pp. 7, 44)

**Development patterns**, pp. 61-62, 65-80, 82-90, 99-100, 106-108, 196, 199, 201-202, 204, 207-208, 212, 218, 224-225, 228, 235, 240-241 (**Housing Element**, pp. 14, 39, 42-49)

**Development standards**, pp. 49, 55, 68-69, 79-80, 82-84, 86-88, 94, 107, 116, 128, 141, 148, 159-160, 165, 168, 178, 181-182, 184, 191, 196, 200, 204-208, 215, 217-218, 224-226, 228, 230, 232, 236, 238-239, 241, 244

**Disabled persons**, pp. 85, 102, 128, 135-136, 212-214 (**Housing Element**, pp. 52, 63, 89, 91, 97, 110, 114-115, 119)

**Emergency access**, pp. 28-29, 99-101, 107, 179, 225-226, 234

**Emergency preparedness**, pp. 44, 166-168, 182, 232

**Employment**, pp. 27, 31, 35-36, 50-51, 68, 79-80, 106, 232, 237 (**Housing Element**, pp. 24)

**Energy conservation**, pp. 139, 159-160, 217, 228-229, 234, 241 (**Housing Element**, pp. 73, 78, 111, 121-122)

**Environmental review**, pp. 52, 63, 69, 73, 75-76, 141, 148, 150, 157, 164, 168-169, 186-187, 191, 196, 199-202, 208, 219, 223-226, 231, 235, 238, 243

**Erosion**, pp. 29-33, 149, 153, 169, 176, 207, 225, 239-232, 236-237

**Fire protection**, pp. 166-167, 179-182, 186, 203-204, 224-225, 230, 234, 236, 242-243

**Flooding**, pp. 31-34, 153, 166, 176-178, 206-208, 218, 236-237 (**Housing Element**, p. 44)

**Freeway access**, p. 27

**General Plan consistency requirements**, pp. 19-20, 68, 211, 219 (**Housing Element**, p. 126)

**General Plan contents**, p. 18 (**Housing Element**, p. 108)

Legally required elements, p. 18, Appendix II

Organization of 1994 Brisbane General Plan, pp. 19, 21-22, Appendix I

**General Plan goals**, p. 21

**General Plan process**, pp. 2-17

Adoption, p. 246

Amendment of General Plan, p. 16

Annual status reports, p. 14, 195 (**Housing Element**, p. 126)



Annual status reports, pp. 17, 219 (Housing Element, p. 126)  
Existing conditions background reports, pp. 2, 3-6, 17, Appendix III  
Public input, pp. 3, 6-16, 70-75, 118-121, 127, 164-165, 194-195  
(Housing Element, pp. 135-136)  
Public meetings, pp. 7-14

**General Plan purpose**, p.2 (Housing Element, pp. 1, 38)

**General Plan time frames**, pp. 17, 211, 220 (Housing Element pp.1, 126)

**Hazardous materials**, pp. 71-72, 166, 179, 185-188, 201-202, 234, 237, 242-244

**Heritage trees**, pp. 29, 83, 89, 149, 224, 228, 236

**Hillside slopes**, pp. 28-29, 32-33, 82, 88, 99, 115, 149, 169-173, 179, 207, 215, 223, 225, 236-237 (Housing Element, pp. 39, 42-44)

**Historic resources**, pp. 33-34, 56, 84, 157, 239-230

**History**, pp. 41-44, 47-48, 55-59, 205, 223 (Housing Element, pp. 7, 14)

**Homelessness**, pp. 212, 214, 216 (Housing Element, pp.1, 52, 64-65, 109, 115, 119)

**Housing**, pp. 72, 76, 106, 210-220, 239 (References to pages in the **Housing Element** are in parentheses)

Affordable of housing/availability of funding and financing, pp. 211-219  
(37-39, 41-44, 51, 53-61, 68, 70, 73, 75-76, 81, 89-91, 93-100, 109-112, 114-122, 130-132, 137-139)

Availability of services and infrastructure (76-80, 89, 123-124)

Compatibility with existing development and environmental sensitivities,  
pp. 212, 218-219 (42-44, 109, 118, 125)

Condominium conversion, pp. 214 (92, 110, 115)

Conservation and rehabilitation of existing structures and residential  
neighborhoods, pp. 212, 214, 216-218, 227, 229-230 (62, 81, 99-  
100, 111, 114, 119, 121)

Density bonuses, pp. 215 (39, 42, 89, 91, 93, 110, 117)

Density transfers, pp. 219, 225 (42-43, 89-90, 125)

Development application process and costs, pp. 107, 191, 214, 216 (74,  
83-85, 99, 116, 120)

Discrimination in housing, pp. 212, 215 (91, 109, 116)

Diversity in housing, pp. 212-213, 227 (38, 89, 109, 118)

Emergency shelters, pp. 212, 214, 216 (1, 52, 64-65, 109)

Energy conservation, pp. 217, 228-229 (73, 78, 111, 120-121)

Goals and objective of 1990-1997 Housing Element 217 (109-111)





Government regulation of housing, pp. 212-220 (38, 73-74, 81-85, 89-91, 109-114, 116-117, 120-122)  
Household income levels (24-27, 52, 55, 68, 70, 130)  
Household types (18-20, 112)  
Housing needs and availability, pp. 212-217 (37, 51-70, 89, 109-113, 129-132)  
Housing unit types, characteristics and quality (pp. 28-35, 51, 62, 99-100)  
Implementation summary of House Element programs (127-128)  
Land, construction and financing costs (75-76, 83, 103)  
Live-work housing, pp. 219, 226, 235 (90, 125)  
Manufactured housing, pp. 213 (43)  
Mitigation of development impacts, pp. 212, 218-219 (83-84, 109, 124)  
Public education programs, pp. 213, 215, 217 (113, 116, 120-122)  
Review of 1985 Housing Element (103-105)  
Secondary dwellings, pp. 213 (39, 90, 94, 103, 110, 113)  
Special needs, pp. 212-218 (44, 52, 63-65, 89, 91, 93, 96-97, 109-110, 114-115, 119)  
Sites suitable for residential development pp. (38-50)  
Trailer parks, pp. 213, 223 (43, 92, 95, 110, 112-113)

**Infrastructure**, pp. 27-35, 58, 90, 106-107, 164-165, 178, 203-208, 218-219, 225-226, 234, 238, 242-243 (**Housing Element**, pp. 76-80, 123)

**Intermittent streams**, pp. 28-29, 150, 152-153, 176, 225, 228

**Invasive plant species**, pp. 30, 89, 141, 223-224, 230, 233, 236

**Lagoon**, pp. 34, 73-74, 78, 80, 88, 111, 115-116, 120, 150, 152-154, 206, 223, 232, 238-241 (**Housing Element**, p. 15)

**Land use alternatives**, pp. 70-80, 118, 120, 127, 130

**Land use designations**, pp. 55, 60-80, 191

**Landfill**, pp. 25, 27, 34-35, 56-57, 160, 164, 188, 190-192, 222, 241-244 (**Housing Element**, pp. 7, 15, 44)

**Landscape screening**, pp. 27, 223-225, 233, 235-237, 239-240, 242-243

**Landscaping**, pp. 31-32, 82-84, 86-90, 101, 149, 159, 181, 223-224, 228-229, 232-233, 236, 238, 240

Noise buffers, pp. 194, 106, 223-224, 233, 237, 242

**Landslides**, pp. 28-30, 32-33, 171, 173, 207, 225

**Marina**, pp. 27, 112-113, 126, 133

**Marsh**, pp. 33, 68, 72, 80, 88, 115-116, 153, 236



**Natural resources, identification and preservation**, pp. 28-30, 32-33, 39-40, 51-52, 58, 61, 63, 65, 67-68, 72-75, 77-80, 87-88, 111-118, 121-124, 139-157, 218, 224-225, 228, 230-231, 234, 236, 241 (**Housing Element**, pp. 42-45, 125)

**Noise**, pp. 24-26, 28-32, 167-172, 197-199, 203, 206-208, 212-213 (**Housing Element**, p.43-44)

Overflight noise, pp. 194-195, 235

**Open areas**, pp. 63, 69, 82, 86-88, 117, 181-182, 233, 235, 238

**Open Space**, pp. 40, 58, 59, 61-63, 65, 67-69, 72, 74-75, 77-80, 82, 86, 110-124, 148, 219, 225, 228, 234, 238-239, 241

**Parking**, pp. 28, 84, 88, 100-101, 103, 106, 179, 223-224, 227-228, 232-233

**Pedestrian access**, pp. 35, 85, 89, 100-102, 105-106, 112, 117, 199-200, 222, 227, 229-230, 233, 240

**Planning area, description**, pp. 25-37

**Police services**, pp. 135-136, 167, 183-185, 234, 242-243

**Population**, pp. 35-36, 68, 79-80, 129, 132, 134-135 (**Housing Element**, pp. 5, 16-27)

**Preemption of City's regulatory authority**, 139, 141, 155, 164-165, 185, 187-188, 191-192, 194-195, 197-202, 238

**Prehistoric resources**, pp. 30, 33, 41, 56, 157-158, 225

**Private roadways**, pp. 28, 107-108, 228 (**Housing Element**, p. 79)

**Private streets**, pp. 31, 107-108, 233

**Public facilities**, pp. 60-62, 64-66, 73-74, 85-86, 102, 111-113, 126-130, 185, 228-230, 242-243

**Public transit**, pp. 27, 31, 34, 93-94, 102-104, 106-107, 199-201, 222, 229, 240

**Quarry, American Rock and Asphalt Co.**, pp. 30-31, 74-76, 149, 152-153, 155-157, 198, 201-202, 206, 231-232 (**Housing Element**, p. 14)

**Rare, endangered and native species habitat**, pp. 28, 30-33, 39-40, 58, 114-116, 121-124, 139-153, 224-225, 236, 241 (**Housing Element**, pp. 7, 14, 42-44)



**Recreational facilities**, pp. 27, 29, 61-62, 64-66, 85, 111-114, 117-118, 126-129, 222, 228, 239-241

Fishing, pp. 27, 34, 112-113

Parks, pp. 29, 61-62, 65, 111-118, 121-124, 126-128, 228 (Housing Element, p. 43)

Playgrounds and playing fields, p. 29, 112-113, 126

Trails, walkways, pp. 27-30, 112, 116-117, 225, 227, 233, 240

**Recreational programs**, pp. 126, 130-131, 134-135, 183

**Recycling**, pp. 160-161, 229, 234, 241

**Redevelopment areas**, pp. 27, 222, 243

**Revenues**, pp. 31, 47-49, 71, 81, 85, 90, 98, 100-104, 107-108, 117-118, 121-124, 126-129, 134, 153, 164-165, 178, 182, 184, 191, 203, 205, 207, 215-216, 218, 226-227, 229, 232

**San Bruno Mountain**, pp. 28-29, 32-33, 39, 51, 58, 81-82, 93, 115-117, 139-140, 224-225, 227, 236, 239-239

**San Bruno Mountain Area Habitat Conservation Plan (HCP)**, pp. 28-33, 70-72, 114-115, 141, 147-149, 224-225, 234, 236 (Housing Element, pp. 7, 14-15, 42-43)

**San Francisco Bay, bayfront**, pp. 27, 51, 67, 73-74, 77-80, 82-83, 93, 115-117, 133, 150-153, 236, 238-239, 241

**Sanitary Fill Systems Plan**, p. 35

**Sanitary Sewer**, pp. 204-206 (Housing Element, p. 77, 79-80)

**Scenic views**, pp. 27-28, 32, 34, 39, 69, 82-84, 115, 218, 223, 227, 231, 235, 238-239

**Schools and educational facilities**, pp. 29, 60, 64, 73-75, 86, 105, 116, 126, 128-131, 134-135, 167, 239 (Housing Element, p. 43)

**Sediment ponds**, pp. 31, 152-153

**Seismic hazards**, pp. 25, 27, 30, 32-35, 93, 166-170, 173-174, 230, 241-243 (Housing Element, pp. 99-100)

**Senior citizens**, pp. 126, 130, 132-136, 212-214 (Housing Element, pp. 52, 63, 89, 91, 93, 96-97, 109-110, 114-115)

**Sign Ordinance**, p. 226

**Specific Plans**, pp. 63, 69, 71-74, 199, 231, 235, 237-239, 243-244





**Springs**, p. 30

**State Designated Mineral Resources Area**, pp. 31, 155-157

**Storm drainage**, pp. 27-35, 150-151, 176, 178, 204, 206-208, 230, 232, 236-237, 242 (**Housing Element**, pp. 79-80)

**Street access**, pp. 28-31, 33, 35, 89, 93-94, 98-102, 106-108, 224-226, 233, 235

**Street standards**, pp. 89-90, 93-94, 99-102, 107-108, 233, 239, 243

**Teens**, pp. 126, 130, 132-133, 183-184, 232

**Transportation/circulation standards and improvements**, pp. 90, 93-94, 97-108, 128, 155, 196, 199-201, 222, 227-229, 231, 233, 237, 239-240, 243 (**Housing Element**, p. 80)

**Transportation/circulation system**, pp. 93-97, 106-108, 179, 227-228, 230 (**Housing Element**, pp. 79-80)

**Undergrounding of utilities**, pp. 88, 101, 181

**Unincorporated lands within planning area**, pp. 25-26, 30-31

**Unrecorded subdivisions and parcels**, pp. 28, 58, 90 (**Housing element**, pp. 7, 42)

**Urban fire hazard**, pp. 179-182, 224 (**Housing Element**, pp. 111, 122)

**Vacant land**, pp. 29, 31-34, 58-59, 63, 72-73, 89, 106-107, 122, 124, 204-207, 212, 216 (**Housing Element**, pp. 39, 42-47, 119)

**Volunteer efforts**, pp. 40-44, 90, 116, 121, 126, 129, 133-135, 166, 230

**Water supply, distribution and conservation**, pp. 89, 139, 150-155, 159, 187-188, 203-204, 207, 225, 228-229, 232-234, 236, 240-242 (**Housing Element**, pp. 76-77, 79-80)

**Watersheds and drainage basins**, pp. 150-151, 153-154, 206-207, 236

**Wetlands**, pp. 33, 87-88, 115-116, 150-154, 218, 223, 236, 240-241 (**Housing Element**, p. 44)

**Wildland fire hazard**, pp. 28-30, 32-33, 87-88, 179-182, 224-225, 230, 232, 236

**Zoning regulations**, pp. 19-20, 30, 49, 56, 68-60, 63-64, 68-69, 71, 74-75, 82-84, 86-88, 90, 103, 116, 157, 182, 188, 197, 213-215, 219, 223, 226-228



## Appendix II

### Matrix of Policies and Programs by General Plan Elements



# APPENDIX II POLICIES AND PROGRAMS BY ELEMENT

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Chapter I: Introduction									
1		pp. 1-17	✓	✓	✓	✓	✓	✓	✓
2			✓	✓	✓	✓	✓	✓	✓
3			✓	✓	✓	✓	✓	✓	✓
Chapter II: The Planning Area									
Chapter III: Community Character									
4		pp. 24-37	✓	✓	✓	✓	✓	✓	✓
5		pp. 38-45	✓	✓	✓	✓	✓	✓	✓
6			✓	✓	✓	✓	✓	✓	✓
6.1			✓	✓	✓	✓	✓	✓	✓
7			✓	✓	✓	✓	✓	✓	✓
7a			✓	✓	✓	✓	✓	✓	✓
7b			✓	✓	✓	✓	✓	✓	✓
7c			✓	✓	✓	✓	✓	✓	✓
7.1			✓	✓	✓	✓	✓	✓	✓
Chapter IV: Local Economic Development									
8		pp. 46-53	✓						
8a			✓						
8b			✓						
8c			✓						
8d			✓						
8e			✓						
8f			✓			✓			✓
8g			✓						
8h			✓	✓		✓	✓	✓	✓
8i			✓	✓		✓			✓
8j			✓	✓					
9			✓	✓	✓				
9a			✓	✓	✓				
9b			✓	✓	✓				
9c			✓			✓			
10			✓	✓	✓	✓	✓	✓	✓
10a			✓	✓		✓	✓		✓
Chapter V: Land Use									
11		pp. 54-91	✓			✓	✓		
11.1			✓	✓		✓	✓	✓	✓
12			✓			✓	✓		
12a			✓	✓	✓	✓	✓	✓	✓
13			✓			✓			
14			✓	✓	✓	✓	✓		✓
15			✓	✓	✓	✓	✓	✓	✓
15a			✓	✓	✓	✓	✓		
15.1			✓	✓	✓	✓	✓	✓	✓
16			✓			✓	✓		
16a			✓	✓		✓	✓		
17			✓			✓	✓		
17a			✓			✓	✓		
17b			✓	✓	✓	✓	✓		✓
18			✓	✓	✓	✓	✓		✓
18a			✓	✓	✓	✓	✓		✓
19			✓			✓			
19a			✓			✓	✓		
19b			✓	✓	✓	✓	✓		
19c			✓			✓			
20			✓		✓	✓			✓
20a			✓		✓	✓			
20b			✓		✓	✓			
21			✓		✓	✓			
22			✓	✓	✓	✓	✓	✓	✓
22a			✓		✓	✓			
22b			✓		✓	✓			
22c			✓	✓	✓	✓			
22d			✓	✓	✓	✓			✓
22e			✓			✓			✓
22f			✓	✓	✓	✓	✓	✓	✓
22g			✓						





## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
	22h		✓	✓					
23			✓						
	23a		✓		✓	✓			✓
	23b		✓		✓	✓			
	23c		✓		✓	✓			✓
24			✓		✓	✓			✓
	24a		✓		✓	✓			✓
	24b		✓		✓	✓			✓
25			✓	✓	✓	✓	✓		
	25a		✓						
	25b		✓						
26			✓	✓					
	26a		✓	✓					✓
	26b		✓	✓					✓
27			✓	✓					
	27a		✓	✓					
	27b		✓	✓					
	27c		✓			✓			✓
	27d		✓						
	27e		✓						
28			✓		✓	✓	✓		✓
28.1			✓			✓	✓		
29			✓		✓	✓	✓		✓
	29a		✓	✓	✓	✓	✓		✓
	29b		✓	✓	✓	✓	✓		✓
	29c		✓	✓	✓	✓	✓		✓
30			✓			✓	✓		
	30a		✓			✓	✓		
31			✓			✓	✓		✓
	31a		✓	✓	✓	✓	✓		✓
	31b		✓			✓	✓		✓
32			✓		✓	✓	✓		✓
	32a		✓	✓	✓	✓			
	32b		✓	✓		✓			
	32c		✓						✓
	32d		✓	✓					✓
33			✓	✓					
	33a		✓	✓					
34			✓	✓					✓
	34a		✓	✓		✓			✓
35			✓	✓					✓
	35a			✓					
	35b			✓					✓
	35c					✓			
	35d					✓			
	35e			✓					✓
	35f		✓			✓	✓		✓
	35g		✓	✓		✓		✓	
	35h		✓	✓					
	35i		✓	✓		✓			
	35j		✓			✓			
	35k		✓						✓
36			✓	✓					
	36a		✓	✓					✓
37			✓	✓	✓				✓
	37a		✓	✓	✓				✓
Chapter VI: Transportation and		pp. 92-109							
Circulation									
38				✓					✓
	38a		✓	✓					✓
	38b		✓		✓				✓
	38c		✓	✓					✓
	38d		✓	✓					✓
38.1			✓	✓					✓
39			✓	✓					✓
	39a		✓	✓					
	39b		✓	✓					
	39c		✓	✓					
	39d		✓	✓					✓
	39e			✓					
39.1			✓	✓					✓
39.2			✓	✓					✓



POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
40			✓	✓					✓
40a				✓					✓
41			✓	✓					✓
41a			✓	✓					✓
42			✓	✓					✓
42a			✓	✓					✓
42b				✓					✓
42c			✓	✓					✓
43			✓	✓		✓			✓
43a			✓	✓		✓			✓
44			✓	✓					✓
44a				✓					✓
45			✓	✓					✓
45a			✓	✓					✓
45b			✓	✓		✓			✓
45c			✓	✓					✓
46			✓	✓		✓			✓
46a			✓	✓		✓			✓
46b			✓	✓					✓
46c			✓	✓					✓
46.1				✓					✓
47				✓					✓
47a			✓	✓					✓
47b			✓	✓					✓
48			✓	✓				✓	✓
49				✓					✓
49a			✓	✓		✓			✓
49b				✓					✓
49c				✓					✓
49d				✓					✓
50			✓	✓					✓
51				✓					
51a				✓					
52			✓	✓		✓			
52a			✓	✓		✓			
53				✓		✓			
53a				✓		✓			✓
53b				✓		✓			✓
53c				✓		✓			✓
53d				✓		✓			✓
54			✓	✓		✓			✓
55			✓	✓		✓			✓
55a			✓	✓		✓			✓
55b			✓	✓		✓			✓
55c			✓	✓		✓			✓
56			✓	✓		✓			✓
56a			✓	✓		✓			✓
56b			✓	✓		✓			✓
56c			✓	✓		✓			✓
57			✓	✓					✓
57a			✓	✓					✓
57b			✓	✓					✓
58			✓	✓		✓			
59				✓		✓			
59a				✓					
60				✓					✓
60a				✓		✓			✓
60b			✓	✓		✓			✓
61				✓		✓			✓
61a				✓		✓			✓
62			✓	✓		✓			
62a			✓	✓		✓			
62b			✓	✓		✓			
62c			✓	✓		✓			
63				✓		✓			✓
63a				✓		✓			✓
63b				✓		✓			✓
63c				✓		✓			✓
63d				✓		✓			✓
64				✓		✓			✓
64a				✓		✓			✓
64b				✓					✓
65				✓		✓			
65a				✓		✓			✓



## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
66			✓	✓		✓			✓
66a				✓		✓			
67				✓		✓			✓
68				✓					✓
69			✓	✓					✓
70			✓	✓					
71			✓	✓					
72			✓	✓		✓			✓
73			✓	✓		✓			✓
74			✓	✓					✓
75			✓	✓					✓
75a			✓	✓					✓
76			✓	✓					✓
77			✓	✓					✓
78			✓	✓					✓
78s				✓					✓
78.1			✓	✓					✓
79			✓	✓					
80			✓	✓					
Chapter VII: Open Space		pp. 110-124							
81			✓			✓	✓		
81.1			✓			✓	✓		
82			✓			✓	✓		
83			✓			✓	✓		
83a			✓			✓	✓		
83b			✓			✓	✓		
83c			✓			✓	✓		
83d			✓			✓	✓		
84			✓			✓	✓		
84a			✓			✓	✓		
84b							✓		
84c			✓			✓	✓		
84d						✓			
84e						✓			
84f			✓			✓	✓		
85			✓			✓	✓		
85a			✓			✓	✓		
85b			✓			✓	✓		
85c						✓	✓		
85d			✓			✓	✓		
86				✓		✓	✓		
86a				✓		✓	✓		
86b				✓		✓	✓		
86c				✓		✓	✓		
87			✓			✓	✓		
87a			✓			✓	✓		
87.1			✓			✓	✓		
88			✓			✓	✓		
88a			✓			✓	✓		
88b			✓			✓	✓		
88c			✓			✓	✓		
89			✓			✓	✓		
89a			✓				✓		
90							✓		
91			✓				✓		
91a			✓			✓	✓		
91b			✓			✓	✓		
92			✓			✓	✓		
93			✓			✓	✓		
93a			✓				✓		
93b						✓	✓		
93c							✓		
93d			✓				✓		
93e							✓		
93f			✓				✓		
93g			✓				✓		
93h			✓				✓		
93i							✓		
93j			✓				✓		
93k			✓				✓		
93l			✓				✓		
Chapter VIII: Recreation and Community Services		pp. 125-137							
94			✓						





### Policies and Programs by Element

[illegible]



## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Chapter IX: Conservation			pp. 138-162						
118			✓			✓	✓		
119			✓			✓	✓		
120			✓			✓	✓		
121			✓			✓	✓		
122			✓			✓	✓		
122a			✓			✓	✓		
122b			✓	✓	✓	✓	✓		✓
122c			✓			✓	✓		
122d			✓	✓		✓	✓	✓	✓
122e			✓			✓	✓		
123			✓	✓	✓	✓	✓		
123a			✓	✓	✓	✓	✓		
123b			✓			✓	✓		
124			✓			✓	✓		
125			✓			✓	✓		
125a			✓			✓	✓		
126			✓	✓		✓	✓		
127			✓			✓	✓		
128			✓			✓	✓		
128a						✓			
129						✓			
129a			✓			✓			✓
130			✓			✓			✓
130a			✓	✓	✓	✓	✓		✓
130b			✓	✓	✓	✓	✓		✓
130c			✓			✓	✓		✓
130d			✓			✓	✓		✓
130e			✓			✓	✓		✓
130.1			✓			✓	✓		✓
130.2			✓			✓	✓		✓
130.3			✓			✓	✓		✓
130.4			✓			✓	✓		✓
131			✓			✓	✓		✓
131a			✓			✓	✓		✓
132			✓			✓	✓		✓
133			✓			✓	✓		✓
133a			✓			✓	✓		✓
133b			✓			✓	✓		✓
133c			✓			✓	✓		✓
134			✓			✓	✓		✓
134a			✓			✓	✓		✓
134b			✓			✓	✓		✓
134c			✓			✓	✓		✓
134d			✓			✓	✓		✓
135			✓			✓	✓		✓
135a			✓			✓	✓	✓	✓
135b			✓			✓	✓		✓
135c			✓			✓	✓		✓
135d			✓			✓	✓		✓
136			✓			✓	✓		✓
136a			✓			✓	✓		✓
136b			✓			✓	✓		✓
136c			✓			✓	✓		✓
137			✓			✓	✓		✓
137a			✓			✓	✓		✓
138			✓			✓	✓		✓
138a			✓			✓	✓		✓
138b			✓			✓	✓		✓
138c			✓			✓	✓		✓
138d			✓			✓	✓		✓
138e			✓			✓	✓		✓
139			✓			✓	✓		✓
140			✓			✓	✓		✓
140a			✓			✓	✓		✓
140b			✓			✓	✓		✓
141			✓			✓	✓		✓
141a			✓			✓	✓		✓
142			✓	✓		✓	✓		✓
143			✓			✓	✓		✓



Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
	143a		✓			✓			
	143b					✓			
	143c					✓			
	143d					✓			
	143e		✓			✓			
	143f		✓			✓			
	143g					✓			
	143h					✓			
Chapter X Community Health and Safety		pp 163-209							
	144		✓						✓
	144a		✓						✓
	144b		✓						✓
	145		✓						✓
	145a		✓						✓
	146		✓	✓					✓
	147		✓	✓					✓
	148								✓
	148a								✓
	148b			✓					✓
	148c		✓						✓
	148d								✓
	148e								✓
	148f								✓
	148g								✓
	148h								✓
	148i								✓
	148j		✓						✓
	148k								✓
	148l								✓
	148m		✓						✓
	149		✓		✓				✓
	149a		✓	✓	✓				✓
	149b		✓		✓				✓
	149c		✓		✓				✓
	149d		✓						✓
	149e		✓		✓				✓
	150								✓
	150a								✓
	151		✓	✓	✓				✓
	152		✓	✓	✓				✓
	152a		✓	✓	✓	✓			✓
	152b		✓	✓	✓	✓			✓
	152c		✓	✓	✓	✓			✓
	152d		✓	✓	✓	✓			✓
	152e		✓	✓	✓	✓			✓
	152f		✓	✓	✓	✓			✓
	152g		✓	✓	✓	✓			✓
	153		✓	✓	✓	✓			✓
	153a		✓	✓	✓	✓			✓
	153b		✓	✓		✓			✓
	153c		✓			✓			✓
	154					✓			✓
	154a					✓			✓
	154b		✓	✓		✓			✓
	155		✓	✓		✓			✓
	155a					✓			✓
	155b					✓			✓
	155c		✓	✓	✓	✓			✓
	156		✓		✓				✓
	156a		✓		✓				✓
	156b		✓		✓				✓
	156c		✓		✓				✓
	156d		✓		✓				✓
	156e		✓	✓	✓				✓
	156f		✓	✓	✓	✓	✓		✓
	156g		✓			✓			✓
	157		✓						✓
	157a								✓
	157b		✓	✓	✓				✓
	157c		✓						✓
	158		✓	✓					✓
	158a		✓	✓					✓





Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
	158b		✓	✓	✓				✓
	158c		✓	✓					✓
159									✓
	159a		✓	✓	✓				✓
	159b		✓	✓					✓
160			✓						✓
	160a		✓	✓	✓				✓
	160b		✓						✓
161			✓						✓
162									✓
163			✓	✓					✓
164									✓
	164a								✓
	164b								✓
165									✓
	165a								✓
	165b			✓					✓
	165c								✓
	165d								✓
	165e								✓
	165f								✓
	165g		✓	✓					✓
166			✓						✓
	166a								✓
	166b								✓
166.1			✓						✓
167									✓
168			✓			✓			✓
169									✓
170			✓	✓					✓
171			✓	✓					✓
172			✓						✓
	172a		✓						✓
	172b		✓						✓
	172c		✓						✓
	172d								✓
173			✓						✓
174			✓						✓
	174a		✓						✓
	174b		✓						✓
	174c		✓						✓
175			✓						✓
	175a		✓						✓
	175b		✓						✓
	175c		✓						✓
176			✓					✓	
	176a		✓					✓	
177				✓				✓	
178								✓	
	178a							✓	
	178b							✓	
	178c							✓	
	178d							✓	
179			✓	✓	✓			✓	
180			✓	✓	✓			✓	
181								✓	
182			✓	✓		✓		✓	
183			✓	✓	✓			✓	
184			✓	✓				✓	
	184a		✓					✓	
	184b		✓					✓	
	184c		✓					✓	
185			✓		✓			✓	
186								✓	
	186a							✓	
187								✓	
188			✓					✓	
189			✓					✓	
	189a		✓					✓	
	189b							✓	
	189c							✓	
	189d							✓	
	189e		✓	✓				✓	
190									✓
	190a								✓
	190b		✓						✓



## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
	190c		✓						✓
191									✓
	191a								✓
192									✓
	192a								✓
193			✓	✓					✓
	193a		✓	✓					✓
	193b		✓	✓					✓
	193c		✓	✓					✓
194			✓	✓					✓
	194a		✓	✓		✓			✓
	194b		✓	✓		✓			✓
	194c		✓	✓		✓			✓
195				✓					✓
196						✓			✓
197				✓		✓			✓
	197a			✓		✓			✓
198			✓	✓		✓			✓
	198a		✓	✓		✓			✓
	198b		✓	✓		✓			✓
	198c		✓	✓		✓			✓
199			✓	✓		✓			✓
	199a			✓		✓			✓
200				✓		✓			✓
201									✓
	201a					✓			✓
202						✓			✓
	202a		✓			✓			✓
	202b		✓			✓			✓
	202c		✓			✓			✓
203			✓			✓			✓
	203a		✓	✓	✓	✓			✓
	203b		✓			✓			✓
204						✓			✓
	204a			✓		✓			✓
	204b					✓			✓
	204c					✓			✓
205			✓	✓		✓			✓
206			✓	✓		✓			✓
	206a					✓			✓
	206b		✓			✓			✓
	206c					✓			✓
207			✓			✓			✓
208			✓	✓		✓			✓
	208a		✓	✓		✓			✓
209			✓	✓					✓
210			✓	✓					✓
211			✓						✓
	211a		✓						✓
	211b		✓		✓				✓
212			✓						✓
	212a								✓
	212b		✓						✓
	212c								✓
213			✓	✓					✓
	213a		✓	✓					✓
214			✓	✓					✓
215			✓	✓					✓
216			✓	✓					✓
217			✓		✓				✓
	217a		✓		✓				✓
	217b		✓		✓				✓
	217c		✓		✓				✓
218			✓		✓				✓
219			✓		✓				✓
	219a					✓			✓
	219b		✓						✓
	219c								✓
220									✓
221			✓	✓					✓



POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
	221a		✓	✓		✓			✓
	222		✓	✓					✓
	223		✓	✓					✓
	224		✓	✓					✓
	224a		✓	✓					✓
	225		✓	✓					✓
	226		✓	✓		✓			✓
	226a		✓	✓		✓			✓
	227 227c		✓	✓		✓			✓
	228 228d		✓	✓		✓			✓
	228a		✓						✓
	123 228b		✓		✓				✓
	228c		✓		✓				✓
	228d		✓			✓			✓
Chapter XI: Housing			pp. 210-220						
	H1				✓				
	H1a				✓				
	H1b		✓		✓				
	H1c		✓		✓				
	H1d		✓		✓				
	H1e		✓		✓				
	H1f				✓				
	H2		✓		✓				✓
	H2a		✓		✓				
	H2b		✓		✓				
	H2c		✓	✓	✓				
	H2d		✓		✓	✓			✓
	H2e		✓		✓				
	H2f		✓		✓				
	H2g		✓		✓				
	H3		✓		✓				
	H3a		✓		✓				
	H4		✓		✓				✓
	H4a		✓		✓				
	H4b		✓		✓				
	H5				✓				
	H5a				✓				
	H6		✓		✓				
	H6a		✓		✓				
	H6b		✓		✓				
	H7		✓		✓				
	H7a		✓		✓				
	H8		✓	✓	✓	✓			✓
	H8a		✓	✓	✓	✓			✓
	H9				✓				
	H9a				✓				
	H9b		✓		✓				
	H9c		✓		✓				
	H9d		✓		✓				
	H9e		✓		✓				
	H10				✓	✓			✓
	H10a				✓	✓			
	H10b				✓	✓			
	H11		✓		✓	✓			
	H11a		✓		✓	✓			
	H12		✓		✓	✓			✓
	H12a		✓		✓	✓			✓
	H12b		✓		✓	✓			✓
	H12c		✓		✓	✓			
	H13		✓		✓				
	H13a		✓	✓	✓	✓			✓
	H13b		✓	✓	✓				✓
	H13c		✓	✓	✓				✓
	H14								
	H15		✓	✓	✓	✓	✓		✓
	H15a		✓	✓	✓	✓			✓
	H15b		✓		✓				
	H15c		✓		✓				
	H16		✓	✓	✓	✓	✓		✓
	H16a		✓	✓	✓	✓	✓		✓
	H16b		✓	✓	✓	✓	✓		✓
	H17		✓		✓	✓	✓		
	H17a		✓		✓				
	H17b				✓				
	H17c				✓				





POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Chapter XII: Policies and Programs pp. 221-244									
by Subarea									
229			✓	✓		✓			✓
230			✓	✓					
231			✓	✓					
231a			✓	✓					
232			✓	✓		✓			✓
233			✓	✓					✓
234			✓						✓
235			✓						✓
235.1			✓					✓	✓
236			✓	✓				✓	✓
236a			✓			✓			✓
237						✓			✓
237a						✓			✓
238						✓			✓
238a			✓						
238b			✓	✓	✓				✓
238c			✓			✓			
239			✓	✓					✓
239a			✓	✓					✓
240			✓			✓	✓		
241			✓			✓			✓
242			✓						✓
243			✓	✓				✓	✓
244			✓	✓				✓	✓
245			✓	✓		✓		✓	✓
245a			✓	✓		✓			✓
245b			✓	✓			✓		
245c			✓	✓	✓	✓	✓		
245d			✓			✓	✓		
245e			✓			✓	✓		
246			✓	✓	✓	✓	✓		✓
246a			✓	✓	✓	✓	✓	✓	✓
246b			✓	✓	✓	✓	✓	✓	✓
246c			✓	✓		✓			✓
247			✓	✓	✓				✓
247a			✓	✓	✓				✓
247b			✓	✓					✓
247c			✓	✓					✓
248			✓						✓
249			✓		✓				
250			✓						
250a			✓						
251			✓						
251a			✓						
251b			✓						
251c			✓						
252			✓			✓			
252a			✓		✓	✓			
252b			✓		✓	✓			
253			✓		✓	✓			
253a			✓	✓	✓	✓			✓
253b			✓	✓	✓	✓			✓
253c			✓		✓	✓			✓
254			✓		✓	✓			
255			✓		✓	✓			✓
255a			✓		✓	✓			
255b			✓		✓	✓			
256			✓			✓			
257			✓	✓	✓	✓	✓		
257a			✓	✓					✓
257b			✓	✓					✓
257c			✓	✓					
257.1			✓	✓					✓
258			✓	✓	✓	✓			
259			✓						
259a			✓						
260			✓			✓			
261			✓			✓			
262			✓	✓	✓	✓	✓		✓
262.1			✓						



## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
263			✓		✓	✓			✓
263a			✓		✓	✓			✓
263b			✓		✓	✓			✓
263c			✓		✓	✓			✓
264			✓			✓			
265			✓			✓			
265a						✓			
265b						✓			
265c						✓			
266			✓	✓		✓			✓
266a			✓	✓		✓			✓
266b			✓	✓		✓			✓
266c				✓		✓			✓
267				✓		✓			✓
267a			✓	✓		✓			✓
267b				✓					✓
267.1			✓			✓			
267.2			✓			✓			
268			✓		✓	✓			✓
269			✓	✓		✓		✓	✓
270			✓			✓			
271			✓			✓	✓		
271a						✓	✓		
272			✓	✓		✓			✓
273				✓		✓			✓
274			✓	✓		✓	✓		✓
274.1			✓	✓		✓	✓		✓
275			✓			✓			
275a			✓			✓			
275.1			✓						
276			✓	✓				✓	✓
277			✓	✓				✓	✓
278			✓	✓		✓		✓	✓
278a			✓	✓		✓		✓	✓
278b			✓			✓		✓	✓
278c			✓					✓	✓
279			✓			✓			✓
279.1			✓	✓					✓
280			✓						
281			✓						
282			✓						
283			✓			✓			
283a			✓						
283b			✓						
283c			✓						
283.1			✓			✓			
284			✓			✓			✓
285			✓	✓				✓	✓
286			✓	✓					✓
287			✓	✓		✓			✓
288			✓	✓		✓			✓
289			✓	✓					
290			✓	✓					
291			✓	✓		✓			✓
292			✓			✓			
293						✓			
294			✓			✓	✓		
295			✓			✓			
296			✓			✓			
297			✓			✓			
298			✓			✓			
299			✓						
300			✓	✓					✓
301			✓	✓				✓	✓
302			✓	✓				✓	
303			✓	✓				✓	
304			✓	✓					✓
305			✓	✓					✓
306			✓						✓
306.1			✓						✓
307			✓		✓	✓			✓
308			✓	✓		✓	✓		✓



## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
309			✓	✓				✓	
310			✓	✓	✓	✓	✓	✓	✓
310.1			✓						
310.2			✓			✓	✓		
311			✓			✓	✓		
312			✓			✓	✓		
313			✓		✓	✓			✓
314			✓	✓		✓			✓
315			✓	✓		✓		✓	
316			✓			✓			✓
317			✓			✓	✓		✓
318			✓			✓	✓		
319			✓			✓	✓		
319.1			✓			✓	✓		
320			✓			✓	✓		
320a			✓			✓	✓		
321			✓		✓				✓
322			✓			✓			✓
323			✓		✓			✓	✓
324			✓			✓			✓
325			✓			✓		✓	✓
326			✓	✓					
327			✓	✓					
328			✓			✓			✓
328.1			✓			✓			✓
328.2			✓						
329			✓	✓					✓
329.1			✓	✓			✓		
330			✓	✓			✓		
330a			✓						
330b			✓						
330.1			✓		✓		✓		
331			✓						
332			✓						
333			✓						✓
334			✓			✓			
335			✓						
336			✓	✓					
337			✓						
338			✓					✓	✓
339			✓						
340			✓	✓					
340.1			✓	✓					
341			✓	✓					
342			✓	✓		✓			
343			✓	✓		✓			
344			✓	✓		✓			
345			✓	✓		✓			
346			✓	✓		✓			✓
347			✓	✓		✓			
348			✓			✓			
349			✓			✓			
350			✓	✓		✓			
351			✓			✓			
352			✓			✓			
353			✓			✓			
354			✓			✓	✓		
355			✓			✓	✓		
356			✓			✓	✓		
357			✓			✓	✓		
358			✓			✓			✓
359			✓			✓			
360			✓			✓			
361			✓			✓			
362			✓			✓			✓
363			✓			✓			✓
364			✓	✓		✓			
365			✓			✓			✓
366			✓	✓					✓
367			✓			✓			✓
368			✓						✓
369			✓						✓





## Policies and Programs by Element

POLICY	PROGRAM	pages	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
370			✓						✓
371			✓						✓
372			✓	✓					✓
373			✓					✓	
373.1			✓	✓			✓		✓
374			✓						
375			✓						
375a			✓						✓
376			✓	✓					
377			✓						
378			✓						✓
379			✓						✓
380			✓	✓					
381			✓	✓					
382			✓	✓					
383			✓	✓		✓			
384			✓	✓					✓
385			✓						✓
386			✓			✓			✓
387			✓			✓			✓
388			✓			✓			✓
389			✓						✓
390			✓						✓
391			✓			✓		✓	✓



### Appendix III

#### Matrix of General Plan Chapters and Technical Background Reports by Government Code Requirements for General Plans



## APPENDIX III

### GENERAL PLAN CHAPTERS AND BACKGROUND REPORTS BY GOVERNMENT CODE REQUIREMENTS

CGC Section	Requirement	Element	1994 Plan	Background Report
65302	A statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals.	All	All	All
65302(a)	A land use element which designates the proposed general distribution and general location and extent of the uses of the land for:	Land Use	Chapter V	All
	housing,		Chapters V, XI, Housing Element	EIR-1
	business,		Chapter V	LU 1-7
	industry,		Chapter V	
	open, space, including agriculture		Chapters V, VII, VIII, IX, XII	OS 1-3, EIR-1
	natural resources, recreation, and enjoyment of scenic beauty,			
	education,		Chapters V, VII, VIII, XII	OS 1, EIR-1
	public buildings and grounds,		Chapter V, VIII	OS 1
	solid and liquid waste disposal facilities,		not applicable	not applicable
	and other categories of public and private uses of land;		Chapters V, VII, VIII, IX, XII	OS 1-3, EIR-1
	A statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan;		Chapter V	EIR-1
	identify areas which are subject to flooding;		Chapters IX, X	SA 1, NR 1, EIR-1
	designate those parcels zoned for timberland production.		not applicable	not applicable
65302(b)	A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes terminals, and other local public utilities and facilities, all correlated with the land use element.	Circulation	Chapters V, VI, X, XII	TR 1-8, SA 1, UT 4
65302(c)	A housing element as provided in Article 10.6 (commencing with Section 65580).	Housing	Chapter XI Housing Element	EIR-1, GP 2-3
65302(d)	A conservation element for the conservation, development, and	Conservation	Chapters IV, V, VII, IX, X, XII	EIR-1, NR 1-2, SA 1, IOS 1-2





# APPENDIX III

CGC Section	Requirement	Element	1994 Plan	Background Report
	utilization of natural resources			
	including water and its hydraulic			
	force, forests, soils, rivers and			
	other waters, harbors, fisheries,			
	wildlife, minerals, and other natural			
	resources;			
	That portion of the conservation			
	element including waters shall be			
	developed in coordination with any			
	countywide water agency and with			
	all district and city agencies which			
	have developed, served, controlled or			
	conserved water for any purpose for			
	the county or city for which the plan			
	is prepared;			
	The conservation element may also			
	cover:			
	(1) The reclamation of land and		Chapters IX, X, XII	NR 1, SA 1, EIR-1
	waters.			
	(2) Prevention and control of the		Chapters IX, X, XII	NR 1, UT 1
	pollution of streams and other waters.			
	(3) Regulation of the use of land in		Chapters V, VII, IX, XII	NR 1, EIR 1
	stream channels and other areas			
	required for the accomplishment of			
	the conservation plan.			
	(4) Prevention, control, and		Chapters V, IX, X, XII	NR 1, EIR-1
	correction of the erosion of soils,			
	beaches, and shores.			
	(5) Protection of watersheds.		Chapters IX, X, XII	NR 1, UT 1
	(6) The location, quantity and quality			
	of rock, sand and gravel resources.			
	(7) Flood control.		Chapters IX, X, XII	NR 1, SA 1, EIR 1
65302(e)	An open-space element as provided	Open Space	Chapters V, VII, VIII, IX, X,	OS 1-3, NR 1, EIR-1,
	in Article 10.5 (commencing with		XII	SA 1
	Section 655560).			
65302(f)	A noise element which shall identify	Noise	Chapters VI, X, XII	NO 1-2, EIR-1,
	and appraise noise problems in the			TR 1-2, 8
	community. The noise element shall			
	recognize the guidelines established			
	by the Office of Noise Controls in the			
	State Department of Health Services			
	and shall analyze and quantify, to the			
	extent practicable, as determined by			
	the legislative body, current and			
	projected noise levels for the			
	following sources:			
	(1) Highways and freeways.		Chapters X, XII	NO 1-2, EIR-1
	(2) Primary arterials and major		Chapters X, XII	NO 1-2, EIR-1
	local streets.			



# APPENDIX III

CGC Section	Requirement	Element	1994 Plan	Background Report
	(3) Passenger and freight on-line railroad operations and ground rapid transit systems.		Chapters X, XII	NO 1-2, EIR-1
	(4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.		Chapter X	NO 1-2, EIR-1
	(5) Local industrial plants, including but not limited to, railroad classification yards.		Chapters X, XII	NO 1, EIR-1
	(6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.		Chapters IX, X, XII	NO 1, EIR-1
	Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contour shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.		Chapter X	NO 1-2
	The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.		Chapters X, XII	NO 1-2
65302(g)	A safety element for the protection from any unreasonable risks associated with the effects of: seismically induced surface rupture, ground shaking, ground failure, tsunami,	Safety	Chapters V, IX, X, XII	SA 1, NR 1-2
			Chapter X	SA 1, NR 1, EIR-1
			Chapters X, XII	SA 1, NR 1, EIR-1
			Chapters X, XII	SA 1, NR 1, EIR-1
			Chapter X	NR 1, EIR-1





## APPENDIX III

CGC Section	Requirement	Element	1994 Plan	Background Report
	seiche, and		not applicable	not applicable
	dam failure;		not applicable	not applicable
	slope instability leading to			
	mudslides and landslides;		Chapters X, XII	SA 1, NR 1, EIR-1
	subsidence,		Chapters X, XII	SA 1, NR 1, EIR-1
	liquefaction and		Chapters X, XII	SA 1, NR 1, EIR-1
	other seismic hazards identified		Chapter X	SA 1, NR 1, EIR-1
	pursuant to Chapter 7.8			
	(commencing with Section 2690) of			
	the Public Resources Code, and			
	other geologic hazards known to the			
	legislative body;			
	flooding;		Chapters IX, X, XII	NR 1, SA 1, EIR-1,
				UT 1
	and wild land and urban fires.		Chapters VI, X, XII	NR 1, SA 1, EIR-1,
				TR 2
	The safety element shall include		Chapter X	NR 1, EIR-1, SA 1
	mapping of known seismic and other			
	geologic hazards.			
	It shall also address evacuation		Chapters VI, X, XII	SA 1, TR 2
	routes,			
	peakload water supply requirements,		Chapters V, VI, IX, X	SA 1, UT 3, NR 1,
	and minimum road widths and			EIR-1, TR 2, 4
	clearances around structures, as			
	those items relate to identified fire			
	and geologic hazards.			





## Appendix IV

### Incorporation and Identification of Background Reports



## **APPENDIX IV**

### **INCORPORATION AND IDENTIFICATION OF BACKGROUND REPORTS BY CHAPTER**

The factual basis for the policies and programs of the 1994 Brisbane General Plan is provided by a comprehensive set of technical background reports on existing conditions in the City. A complete list of these background reports is found in the General Plan Bibliography, located at pages 4-6. All of the background reports listed in the Bibliography are incorporated by reference and made a part of the 1994 General Plan as if fully set forth in this document.

What follows is a list of the background reports primarily relied upon for substantive information in Chapters I-X of the 1994 General Plan. (For a key to the reference codes, see the Bibliography.)

**Chapter I** - GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1.

**Chapter II** - LU-1, LU-2, LU-3, LU-4, LU-5, LU-6, LU-7, SA-1, NO-1, NO-2, OS-1, OS-3, UT-1, UT-2, UT-3, NR-1, NR-2, GP-2, GP-3, EIR-1.

**Chapter III** - NR-1, GP-1, GP-4, GP-5, GP-6, EIR-1, HI-1, HI-2, HI-3.

**Chapter IV** - GP-2, GP-3, EC-1, EC-2, HI-1, HI-2.

**Chapter V** - LU-1, LU-2, LU-3, LU-4, LU-5, LU-6, LU-7, SA-1, NO-1, NO-2, OS-1, OS-2, TR-1, TR-2, TR-3, TR-4, TR-7, UT-1, UT-2, UT-3, NR-1, GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1, HI-1, HI-2.

**Chapter VI** - LU-1, LU-2, LU-3, LU-4, LU-5, LU-6, LU-7, SA-1, OS-3, TR-1, TR-2, TR-3, TR-4, TR-5, TR-6, TR-7, TR-8, NR-2, UT-4, GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1.

**Chapter VII** - OS-1, OS-2, OS-3, NR-1, GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1.

**Chapter VIII** - OS-1, OS-2, OS-3, TR-1, TR-3, TR-7, GP-1, GP-2, GP-3, GP-4, GP-5, GP-6, GP-7, GP-8, GP-9, HI-1, HI-2.

**Chapter IX** - SA-1, OS-1, OS-2, OS-3, TR-1, UT-1, UT-2, UT-3, UT-4, NR-1, NR-2, GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1, HI-1, HI-2.

**Chapter X** - SA-1, NO-1, NO-2, TR-1, TR-2, UT-1, UT-2, TR-3, TR-4, TR-5, TR-6, TR-7, TR-8, UT-3, UT-4, NR-1, NR-2, GP-1, GP-4, GP-5, GP-6, GP-9, EIR-1.



## Appendix V

### Open Space and Aquatic Resource Land Use Designations and Policies by Subarea





## APPENDIX V

### INDEX TO OPEN SPACE AND AQUATIC RESOURCE DESIGNATIONS AND OPEN SPACE, OPEN AREAS AND AQUATIC RESOURCES POLICIES Comparison of Amended 1980 General Plan and 1994 General Plan

Subarea	Amended 1980 General Plan		1994 General Plan	
	Land Use Designations	Policies	Land Use Designations (See Map I, p. 61)	Policies
1. Sierra Point	Bay Shoreline designated as Open Space	Waterfront Policies 16, 17, 20	Bay Shoreline designated as Bayfront; Marina and related outdoor facilities designated as Public Facilities and Parks	16, 19, 28, 29, 30, 31, 33, 35, 64, 65, 66, 81.1, 82, 85, 86, 87, 87.1, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 113, 118, 120, 122, 123, 126, 130, 130.1, 131, 156, 157, 233
2. Southeast Bayshore	No Open Space designation	No Open Space policies	No Open Space/Aquatic Resource designations	28, 29, 30, 31, 33, 35, 64, 65, 66, 86, 156, 157, 179, 236, 237
3. Southwest Bayshore	No Open Space designation	No Open Space policies	Remainder of the Bayshore Blvd. right-of- way designated as Open Space	16, 17, 19, 28, 28.1, 29, 30, 31, 33, 35, 64, 65, 66, 81, 81.1, 82, 83, 84, 86, 87, 87.1, 88, 89, 90, 91, 92, 93, 118, 119, 120, 121, 122, 123, 126, 127, 128, 152, 156, 157, 179, H16, 240, 242, 244
4. Brisbane Acres	No Open Space designation	The Acres Policies 1, 3, 4, 6, 7, 8, 10, 11, 14 Conservation Policies 1, 2, 4, 5	No Open Space/Aquatic Resource designations	16, 17, 19, 28, 28.1, 29, 30, 31, 64, 81, 81.1, 82, 83, 84, , 86, 87, 87.1, , 88, 90, 91, 92, 93, 118, 119, 120, 121, 122, 123, 127, 128, 130, 131, 152, 156, 157, H16, 245, 246



## APPENDIX V (continued)

### INDEX TO OPEN SPACE AND AQUATIC RESOURCE DESIGNATIONS AND OPEN SPACE, OPEN AREAS AND AQUATIC RESOURCES POLICIES Comparison of Amended 1980 General Plan and 1994 General Plan

Subarea	Amended 1980 General Plan		1994 General Plan	
	Land Use Designations	Policies	Land Use Designations (See Map I, p. 61)	Policies
5. Central Brisbane	Public Park next to Kids 'n Things	Conservation Policies 1, 3, 4, 5	Community Park next to Kids 'n Things; Community Park on Old County Road site; Community Park behind Community Center; Firth Park and school playgrounds designated as Public Facilities and Parks; walkways and canyons designated as Open Space	27, 28, 29, 30, 31, 32, 33, 64, 65, 66, 81, 81.1, 82, 86, 87, 87.1, 88, 90, 94, 95, 98, 103, 122, 123, 125, 126, 127, 128, 130, 131, 152, 156, 157, H16, 256, 258, , 259, 260, 261, 262, 267
6. Owl/Buckeye Canyons	Open Space	Conservation Policy 6	Open Space	16, 64, 81, 81.1, 82, 83, 84, 86, , 87.1, 90, 118, 119, 120, 122, 130, 131, 270, 271, 272, 273, 274, 274.1
7. Quarry	Open Space	No Open Space policies	Mining area designated as Planned Development-Trade Commercial; remainder of subarea designated as Open Space	16, 17, 19, 28, 29, 30, 31, 33, 64, 65, 66, 81, 81.1, 82, 83, 84, 86, 87, 87.1, 88, 89, 90, 91, 96, 118, 119, 120, 121, 122, 123, , 126, 127, 128, 152, 156, 157, 277, 278, 279



## APPENDIX V (continued)

### INDEX TO OPEN SPACE AND AQUATIC RESOURCE DESIGNATIONS AND OPEN SPACE, OPEN AREAS AND AQUATIC RESOURCES POLICIES Comparison of Amended 1980 General Plan and 1994 General Plan

Subarea	Amended 1980 General Plan		1994 General Plan	
	Land Use Designations	Policies	Land Use Designations (See Map I, p. 61)	Policies
8. Crocker Park	No Open Space designation	Conservation Policy 2	No Open Space/Aquatic Resource designations	28, 29, 30, 31, 33, 35, 64, 65, 86, 89, 100, 125, 126, 127, 128, 156, 157, 179, 283.1, 284, 286, 291, 292, 294, 295
9. Northeast Ridge	No Open Space designation	Northeast Ridge Policies 3g,h,j,k,l Conservation Policies 1, 3, 5	Conserved Habitat designated as Open Space; Park site designated as Public Facilities and Parks	16, 17, 19, 28, 28.1, 29, 30, 31, 33, 35, 64, 65, 66, 81.1, 82, 83, 84, 86, 87, 87.1, 88, 90, 94, 95, 96, 118, 119, 120, 122, 123, 126, 127, 128, 152, 156, 157, 179, H16, 307
10. Northwest Bayshore	No Open Space designation	Conservation Policy 3	Marsh; Conserved habitat designated as Open Space	16, 17, 19, 28, 28.1, 29, 30, 31, 33, 35, 64, 65, 66, 81, 81.1, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 100, 118, 119, 120, 121, 122, 123, 126, 127, 128, 130, 130.1, 130.2, 130.3, 130.4, 131, 132, 134, 152, 156, 157, 179, H16, 226, 310, 310.2, 311, 315, 317, 318, 319, 319.1, 320, 321
11. Northeast Bayshore	No Open Space designation	No Open Space policies	No Open Space/Aquatic Resource designations	28, 28.1, 31, 33, 35, 64, 65, 66, 156, 157, 179, 325





## APPENDIX V (continued)

### INDEX TO OPEN SPACE AND AQUATIC RESOURCE DESIGNATIONS AND OPEN SPACE, OPEN AREAS AND AQUATIC RESOURCES POLICIES Comparison of Amended 1980 General Plan and 1994 General Plan

Subarea	Amended 1980 General Plan		1994 General Plan	
	Land Use Designations	Policies	Land Use Designations (See Map I, p. 61)	Policies
12. Baylands	Brisbane Lagoon and Bay Shoreline designated as Open Space; potential gold course noted on Land Use Map	GPA-1-91 Candlestick Cove Policy 12; 1980 Plan Conservation Policy 3	Brisbane Lagoon designated as Lagoon; Bay Shoreline designated as Bayfront	11, 16, 19, 28, 29, 30, 31, 33, 35, 64, 65, 66, 81, 81.1, 82, 85, 86, 87, 87.1, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 100, 113, 120, 122, 123, 126, 130, 130.1, 130.2, 130.3, 130.4, 131, 132, 133, 134, 156, 157, 179, 237, 279, 329.1, 330, 331, 333, 335, 336, 338, 339, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 362, 363, 373
13. Candlestick Cove	Bay Shoreline designated as Open Space	GPA-1-91 Candlestick Cove Policy 12; 1980 Plan Conservation Policy 3	Bay Shoreline designated as Bayfront	16, 19, 28, 28.1, 29, 30, 31, 33, 35, 64, 65, 66, 81, 81.1, 82, 85, 86, 120, 122, 123, 126, 130, 131, 156, 157, 179, 375, 376, 377



## Appendix VI

Index to Open Space Resources as defined by  
Government Code 65560(b)(1)-(4)



# APPENDIX VI

## INDEX TO 1994 GENERAL PLAN REFERENCES TO RESOURCES DEFINED BY GOVERNMENT CODE SECTION 65560(b)

1994 General Plan Chapters, Policies and Programs  
that Relate to Those Resources

GC §65560(b)(1) PRESERVATION OF NATURAL RESOURCES	GC §65560(b)(2) MANAGED PRODUCTION OF RESOURCES	GC §65560(b)(3) OUTDOOR RECREATION	GC §65560(b)(4) HEALTH & SAFETY
<b>Resources:</b> <ul style="list-style-type: none"> <li>•San Francisco Bay</li> <li>•Bay shoreline</li> <li>•Aquatic communities</li> <li>•Habitat Conservation Plan areas</li> <li>•Wetlands/Marsh</li> <li>•Intermittent streams/ riparian areas</li> <li>•Woodland communities/ rare plants/dwarf oaks</li> <li>•Canyons</li> <li>•Heritage trees</li> <li>•Lagoon</li> </ul>	<b>Resources:</b> <ul style="list-style-type: none"> <li>•Mineral resources</li> </ul>	<b>Resources:</b> <ul style="list-style-type: none"> <li>•Fishing pier</li> <li>•Fisherman's Park</li> <li>•Marina</li> <li>•Bay shoreline</li> <li>•Parks/public facilities (picnic areas, par course, ball fields, playgrounds, community park)</li> <li>•Trails/walkways</li> <li>•Lagoon access</li> <li>•Stables</li> </ul>	<b>Resources:</b> <ul style="list-style-type: none"> <li>•Landscape noise buffers</li> <li>•Wildland fire buffers</li> <li>•Hillside slopes</li> <li>•Wetlands/Marsh</li> </ul>
<b>General Plan Chapters:</b> I, II, III, IV, V, VII, IX, XI, XII	<b>General Plan Chapters:</b> I, II, V, IX, X, XII	<b>General Plan Chapters:</b> I, II, V, VI, VII, VIII, XII	<b>General Plan Chapters:</b> I, II, V, X, XII
<b>General Plan Policies/ Programs:</b> 10, 10a, 11, 11.1, 22f, 28, 30, 30a, 31, 81, 81.1, 82, 83, 83a-d, 84, 84a-f, 85, 85a-d, 86, 87, 87a, 87.1, 90, 91, 91a-b, 92, 93, 93a-l, 118, 119, 120, 121, 122, 122a-e, 123, 123a-b, 125, 125a, 127, 128, 128a, 129, 129a, 130, 130a-e, 130.1, 130.2, 130.3, 130.4, 131, 131a, 132, 133, 133a-c, 134, 134a-d, H16, H16a-b, 237, 240, 245a-b, 245d-e, 246, 246a, 260, 261, 262, 270, 271, 271a, 273, 274, 274.1, 275, 278b, 279, 294, 307, 310, 311, 317, 318, 319, 319.1, 320, 320a, 329.1, 330, 330b, 331, 348, 349, 351, 353, 354, 355, 356, 357, 358, 359, 362, 363	<b>General Plan Policies/ Programs:</b> 135, 135a-d, 278a	<b>General Plan Policies/ Programs:</b> 11, 16, 16a, 17, 17a-b, 27b, 27d, 33, 33a, 64, 64a-b, 65, 65a, 66, 66a, 81, 81.1, 85a, 86, 86a-c, 87, 87a, 87.1, 88, 88a-c, 89, 89a, 90, 91, 91a, 92, 93, 93a-l, 94, 95, 95a, 96, 97, 98, 100, 100a-b, 103d-e, 103f, 113, 113a, 233, 245c, 256, 259, 267b, 283.1, 286, 287, 288, 291, 330, 330b, 331, 336, 343, 344, 345, 347, 349, 350, 351, 352, 353, 354, 355	<b>General Plan Policies/ Programs:</b> 11.1, 29, 29a, 31, 31a-b, 33, 33a, 152b, 152e, 156f-g, 157b-c, 179, 203a, H16, H16a-b, 236, 236a, 241, 242, 244, 245a, 246, 246a-b, 258, 275, 284, 307, 310, 315, 317, 320a, 321, 325, 329.1, 333, 338, 351, 352, 370, 371, 373, 375, 375a, 376





## Appendix VII

### Glossary of Terms



## **APPENDIX VII**

### **GLOSSARY**

**Accessway:**

A means of access to a property other than a dedicated right-of-way, approved private street or private roadway.

**Asphaltic concrete:**

The material that is commonly used to pave streets, composed of asphalt, a petroleum distillate used as a binder, and crushed rock.

**Class II bikeway:**

A corridor on a street or roadway expressly reserved for bicycles. A lane in addition to any lanes used by motorized vehicles.

**Commercial recreation facility:**

A place designed and equipped for the conduct of sports and leisure-time activities operated as a private membership club or business and/or open to the public for a fee, including golf courses, skating rinks, movie theaters and fitness clubs.

**Ground-shaking:**

Ground-shaking refers to the movement of the earth in a seismic event. Ground shaking intensity varies based on the geologic unit underlying the area, saturation of sediments, distance from the epicenter and the magnitude and duration of the earthquake.

**Infrastructure:**

Facilities needed to sustain land use activities, including sewage-disposal systems, water-supply systems (including water tanks), storm drains, other utility systems and streets.

**Internal circulation:**

The circulation system for vehicles and pedestrians within a given area, such as on a parcel with several buildings or within a planned development with several parcels.

**Liquefaction:**

Liquefaction is the transformation of water-saturated sandy and silty soils from a solid state to a liquid state as a result of an increase in the pore-water pressure caused by intense shaking from an earthquake.



**Public and semi-public uses:**

Institutional, academic, governmental and community service uses, either publicly owned or operated by nonprofit organizations.

**Repair and maintenance uses:**

Uses engaged in servicing large appliances, vehicles and equipment, such as auto body shops:

**TDA (Transportation Development Act)**

A State law enacted in 1971. TDA funds are generated from a tax on all retail sales in each county. TDA funds are collected by the State and allocated by the MTC for transit, paratransit, bicycle and pedestrian transportation projects.

**Warehouse use:**

A use engaged in storage, wholesale, and/or the distribution of manufactured products, supplies and equipment.





# HAZRUL NISHA

---

880 Franklin St., Apt. 503  
San Francisco, CA 94102

415.563.0832

## OBJECTIVE

To obtain a position as a Medical Assistant in a doctor's office which will utilize my newly acquired skills.

## SPECIAL SKILLS

### MEDICAL EXPERIENCE

- CPR, First Aid
- Injection, venipuncture
- EKG
- Bandaging
- Urinalysis
- Blood pressure
- CPX
- Analyzing patient's charts
- Autoclaving

### ADMINISTRATIVE OFFICE PROCEDURES

- Insurance billing
- Bookkeeping
- Filing
- Wordperfect 5.0

## EMPLOYMENT HISTORY

Present  
- June 1988

COPY TIME, *Assistant Manager*  
Responsibilities included:

- Hiring and training new staff, scheduling hours
- Opening and closing business
- Ordering supplies for business
- Working with fast turnaround and high volume workload

7/5/94 - 8/5/94

DR. RUBINSHTEYN M.D., *Extern*  
San Francisco, California  
Responsibilities included:

- Making appointments
- Answering telephones
- Registration forms completed

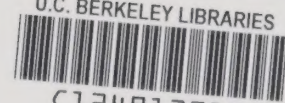
## EDUCATION

11/93 - 6/94 Medical Assisting, National Education Center, Bryman Campus  
San Francisco, California

*References available upon request.*



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